



SPECIAL USE PERMIT APPLICATION

Submit required documentation to:
Wake County Planning, Development and Inspections
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact (919) 856-6335 for additional information.

File # SU-2133-10
Fee
Amt Paid
Check #
Rec'd Date
Rec'd By

12/7/10

Complete with required information (write "n/a" if information is not applicable to proposal).

Type of Special Use (be as specific as possible and cite code section listing use as permitted special use)

Elimination and Redevelopment of Nonconforming Use; Sections 4-11 and 4-59 of the UDO.

Modification of previously issued Special Use Permit? ()Yes (X)No

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: Please see Exhibit A.

Address: Please see Exhibit A.

Location: North side of NC 98, at/between
(north, east, south, west) (street)

Old Creedmoor Road and NC 50
(street) (street)

Total site area in square feet and acres: 2,082,168 square feet 47.80 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

List Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Retail sales building, warehouse, lumberyard, and concrete plant

How is this proposed use a public necessity? N/A

What is impact on surrounding neighborhood and adjacent properties? See Exhibit B

Land Owner

Land Owner Name: Please see Exhibit A.

Business Operator Name (if different from Land Owner): _____

Address: Please see Exhibit A.

City: _____ State: _____ Zip Code: _____

E-mail Address: william.siler@jdhcapital.com Fax: (704) 357-0018

Telephone Number: (704) 357-1220

Applicant (person to whom all correspondence will be sent)

Name: Mr. William Siler
 Address: 3735 Beam Road, Suite B
 City: Charlotte State: NC Zip Code: 28217
 E-mail Address: william.siler@jdhcapital.com Fax: (704) 357-0018
 Telephone Number: (704) 357-1220 Relationship to Owner: Agent

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): _____

Proposed total floor area: 130,000 sf Proposed floor area ratio (floor area/site area): 0.06

Max. allowable impervious surface coverage (see applicable zoning district/use regulation) : 24 %

Proposed impervious surfaces area: 499,720 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 24 %

Required transitional bufferyard types and depths (see Article 16):

Front (10) _____ ft Left (10) _____ ft Right (80) _____ ft Rear (80) _____ ft

Proposed transitional bufferyard types and depths (see Article 16):

Front (10) _____ ft Left (10) _____ ft Right (80) _____ ft Rear (80) _____ ft
 (60' where screening with fence allowed)

Min. yard depths (see applicable district/use regulation):

Front 30 ft Corner side 30 ft Side 15 ft Rear 30 ft

Proposed yard depths: Front 348 ft Corner side 30.3 ft Side 268.5 ft Rear 135 ft

Max. building height (see applicable district/use regulation): 35 ft

Proposed building height: 35 feet or less ft

Min. parking space standard (see Article 15): 1 spaces per 400 sf

Min. no. of parking spaces: 222 Proposed no. of parking spaces 348

Number of employees: approx. 150 Hours of operation: Variable

Vehicular Access:

Names of access street(s) and number of access points along each: Old Creedmoor Rd.-3 access
points NC 98-1 access point

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity ¹	2007	ITE 8th Edit.
						Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
NC 98	119-'130'	32'	2	Y		11000	6192
Old Creedmoor Rd.	60'	20'	2	Y		2600	688

¹ See NCDOT Highway Capacity Manual or most recent Wake County Thoroughfare Plan Appendix

² See CAMPO web site (www.raleigh-nc.org/campo) or NCDOT Traffic Survey Unit

³ Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) _____

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: N/A ADT: N/A

Type of vehicle: N/A ADT: N/A

Utilities and Services:

Water supply provided by: () municipal system : _____

(X) community system – specify type: Aqua North Carolina, Inc. () individual well(s)

Est. total water demand: 15,000 gpd

Wastewater collection/treatment provided by: () municipal system: _____

() community system – specify type: _____

(X) individual on-site system

Est. total wastewater discharge: 13,000 gpd

Solid waste collection provided by: Private collection

Electrical service provided by: Progress Energy Underground (X) yes () no

Natural gas service provided by: PSNC

Telephone service provided by: Century Link Underground (X) yes () no

Cable television service provided by: Time Warner Cable Underground (X) yes () no

Fire protection provided by: Bayleaf #2 Fire District

Miscellaneous:

Site has been previously disturbed with existing non-conforming uses. Site has grade change of +/- 45 feet.

Generalized slope of site _____

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: There is an existing man-made detention (circa 1980) pond on the site that appears to be the beginning of a stream that meanders through the site to the northeast. The pond will remain undisturbed.

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: N/A

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

() Short-Range Urban Services Area/Water Supply Watershed _____

() Short-Range Urban Services Area _____

() Long-Range Urban Services Area/Water Supply Watershed _____

() Long-Range Urban Services Area _____

(X) Non-Urban Area/Water Supply Watershed Activity Center

() Non-Urban Area

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

Activity Center

Applicant's statement of compliance with county, municipal and joint Land Use Plans (How is proposal consistent with Land Use Plan objectives for planning area, Land Use classification, activity centers, locational standards and transitional urban development standards?)

The proposed development complies with provisions of the Wake County Land use Plan. Please see Statement of Justification, Item (5)

Other information (additional relevant information about the site or proposal you wish to note or cite)

The property for which a special use permit is requested is currently utilized - and has been so utilized for many years - as a building supply business, lumber yard, and concrete plant.

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: All signatures appear on the next page(s). Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____ Date: _____

Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Unified Development Ordinance is on the web at www.wakegov.com.

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

The Goldston Family Ltd. Partnership No. 1

By: _____
General Partner

Date: August ____, 2010

Goldston's Family Limited Partnership No. 1

By: _____
General Partner

Date: August ____, 2010

The Goldston Family Limited Partnership

By: _____
General Partner

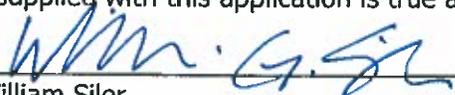
Date: August ____, 2010

Creedmoor Retail, LLC

By:  _____
Manager

Date: August 18, 2010

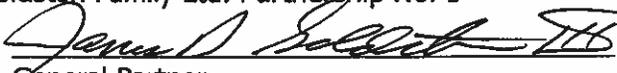
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature:  _____
William Siler

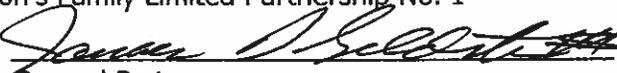
Date: August 18, 2010

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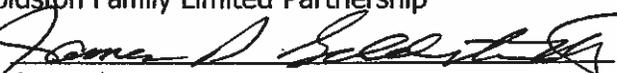
The Goldston Family Ltd. Partnership No. 1

By:  Date: August 18, 2010
General Partner

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By:  Date: August 18, 2010
General Partner

The Goldston Family Limited Partnership

By:  Date: August 18, 2010
General Partner

Creedmoor Retail, LLC

By: _____ Date: August ____, 2010
Manager

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____ Date: August ____, 2010
William Siler

EXHIBIT A

<u>Parcel Identification No.</u>	<u>Property Address</u>	<u>Owner and Address of Owner</u>
0891056596	4924 Durham Rd. Wake Forest, NC 27587-8910	The Goldston Family Ltd. Ptnrp. No. 1 7728 Grace Cove Lane Wake Forest, NC 27587-3734
0891059511	4900 Durham Rd. Wake Forest, NC 27587-8910	The Goldston Family Ltd. Partnership 2001 Bryan Street, Suite 1600 Dallas, TX 75201-3017
0891164199	0 Durham Rd. Wake Forest, NC 27587-8598	Creedmoor Retail, LLC 3735 Beam Road, Unit B Charlotte, NC 28217-8800
0891152079	4828 Durham Rd. Wake Forest, NC 27587-9733	Goldstons Family Ltd. Ptnrp. No. 1 7728 Grace Cove Lane Wake Forest, NC 27587-3734
0891261198	0 Durham Rd. Wake Forest, NC 27587-8598	Creedmoor Retail LLC 3735 Beam Road, Unit B Charlotte, NC 28217-8800
0891268574 (portion)	0 Creedmoor Rd. NC 00000-0000	Creedmoor Retail LLC 3735 Beam Road, Unit B Charlotte, NC 28217-8800

EXHIBIT B

The proposed redevelopment will provide convenient access to goods and services that are currently unavailable to residents of the surrounding area and will eliminate an unsightly and burdensome nonconforming use. Redevelopment meeting the standards of Section 4-59 of the UDO will reduce impervious surfaces and building square footage. While the current nonconforming use violates the County's Watershed Regulations, the proposed redevelopment will not only comply with such regulations but also will provide for the control and treatment of stormwater runoff in a manner that meets or exceeds the standards set forth in the Draft Rules for the Falls Lake Watershed issued on March 1, 2010 by the North Carolina Division of Water Quality.

EXHIBIT B-1

Proposed Building Heights: Building A – 24' max
 Building B – 35'
 Building C – 24' max
 Building D – 24' max

EXHIBIT C

The proposed wastewater treatment system for Creedmoor Commons will be designed to exceed the required treatment levels established by the NC Division of Environmental Health and by the Wake County Environmental Health Department. The highly treated effluent will be disposed of through a subsurface drip irrigation system located on land adjacent to the retail center. Based on data from similar retail centers, it is anticipated the wastewater will have higher concentrations of oxygen-consuming wastes and nitrogen than typically found in residential wastewaters. Therefore, the proposed treatment system will biologically treat the wastewater to reduce the oxygen consuming wastes to stable compounds, and convert a substantial portion of the various forms of nitrogen into nitrogen gas that is then released to the atmosphere. The treated wastewater will be disinfected to reduce the amount of bacteria left in the effluent, with the final bacterial reduction done by the receiving soils (as it is done in a typical residential septic system).

The anticipated influent wastewater characteristics are as indicated in Table 1. The concentrations are expressed in milligrams/liter, (mg/l), also referred to as "parts per million parts", unless otherwise noted.

TABLE 1 INFLUENT WASTEWATER (BEFORE TREATMENT)					
	pH	BOD ₅ (Biochemical Oxygen Demand, in mg/l)	TSS (Total Suspended Solids, in mg/l)	TKN (Total Kjehldahl Nitrogen, mg/l)	Fecal Coliform (Colonies/100 ml)
Influent Raw Wastewater	6-9	600	350	70	TNTC (Too numerous to count)

The DEH effluent quality standards for Treatment System II (TS-II) Standards are indicated in Table 2 below:

TABLE 2 EFFLUENT STANDARDS					
	BOD ₅ (Biochemical Oxygen Demand, in mg/l)	TSS (Total Suspended Solids, in mg/l)	Ammonium Nitrogen (NH ₄ -N, mg/l)	TN (Total Nitrogen, mg/l)	Fecal Coliform (Colonies/ 100 ml)
Treated Wastewater	<10	<10	<10	<20 or >60% removal	<1000

Under the TS-II standards, the Total Nitrogen concentration in the effluent could be 60% of 70 mg/l (TKN), or approximately 42 mg/l of TN. **The selected wastewater treatment system will meet the required treatment standards described above, and shall be acceptable to the Wake County Environmental Health Department and the NC DEH, On-Site Water Protection Section.** To maintain groundwater quality and to prevent possible violations of the groundwater standards for Nitrate-Nitrogen, the proposed wastewater treatment system will be

designed to meet the TS-II standards listed in Table 2, and to also reduce the effluent Total Nitrogen to less than 15 mg/l.

The preliminary treatment system indicated on the site plan is based on treatment components as manufactured by Aquapoint, Inc. The system includes:

1. A 15,000 gallon septic tank for primary settling of solids
2. A 5,000 gallon flow equalization tank to store peak flows and then supply the treatment system with a more constant flow rate
3. A moving bed bio-reactor (MBBR) to provide reductions in the oxygen consuming wastes
4. A Bioclere unit, to further reduce the oxygen consuming wastes and to convert the ammonia-nitrogen to nitrate-nitrogen
5. Recycle pumps and piping to return nitrates to the influent flow stream for denitrification
6. A settling tank to retain any solids that leave the Bioclere unit
7. A granular media pressure filter for tertiary filtration
8. A tablet chlorinator for effluent disinfection
9. An effluent pump station to dose the subsurface drip irrigation system, and to periodically flush the drip tubing
10. A building is also proposed, to house the blowers required for the MBBR, the pressure filter, an alkalinity feed system, and the wastewater system control panels.

The final design of the wastewater treatment system may utilize the Aquapoint equipment, or may utilize similar equipment by other manufacturers, such as the Amphidrome system by F.R. Mahony & Associates, or others. The selected wastewater treatment system will utilize the same biological processes as the illustrated system, will meet the required treatment standards described above, and shall be acceptable to the Wake County Environmental Health Department and the NC DEH, On-Site Water Protection Section.

Submittal Checklist Item 7 – Adjoining Parcels

PIN NUMBER	OWNER(S)	MAILING ADDRESS	PROPERTY LOCATION ADDRESS
1. #0881945884	Wakeminster Baptist Church	13221 Creedmoor Rd. Raleigh, NC 27613-7423	5001 Durham Rd. Raleigh, NC 27613-7456
2. # 0881949594	McCallum, Richard F & Angela	13204 Old Creedmoor Rd. Raleigh, NC 27613-7422	13204 Old Creedmoor Rd. Raleigh, NC 27613-7422
3. # 0891044814	RFM Properties LLC	13204 Old Creedmoor Rd. Raleigh, NC 27613-7422	0 Durham Rd. Wake Forest, NC
4. # 0891047735	Goldston, J D Jr & Louise F	13100 Old Creedmoor Rd. Raleigh, NC 27587-5746	4925 Durham Rd. Wake Forest, NC 27587-8599
5. # 0891049697	Ray, Perry Neal & Terry Payne	4901 Durham Rd. Wake Forest, NC 27587-8599	4901 Durham Rd. Wake Forest, NC 27587-8599
6. # 0891142675	Davis, William S & Christy D	13224 Bisque Ct. Wake Forest, NC 27587-7863	13224 Bisque Ct. Wake Forest, NC 27587-7863
7. # 0881959756	Goldston, J D Jr & Louise F	13100 Old Creedmoor Rd. Wake Forest, NC 27587-5746	0 Durham Rd.. Raleigh, NC 00000-0000
8. # 0891067141	Goldston, Molly Bess	13400 Old Creedmoor Rd. Wake Forest, NC 27587-8543	13400 Old Creedmoor Rd. Wake Forest, NC 27587-8543
9. # 0891067551	Kidd, Margie G & Clifford Wayne	13408 Old Creedmoor Rd. Wake Forest, NC 27587-8543	13408 Old Creedmoor Rd. Wake Forest, NC 27587-8543
10. #0891077275	Goldston Investments No. 2 LLC	3413 Horseshoe Bnd. Raleigh, NC 27613-6828	0 Old Creedmoor Rd., Raleigh, NC 00000-0000
11. # 0891270439	Clemons, Sylvester D	1034 Jerome Rd., Durham, NC 27713-1249	0 Creedmoor Rd. NC 00000-0000
12. # 0891268920	Stewart, Clovinia & Dessie	737 Bunche Dr. Raleigh, NC 27610-4703	0 Creedmoor Rd. NC 00000-0000
13. # 0891268023	Evans Grove Baptist Church	12700 Creedmoor Rd. Wake Forest, NC 27587-8694	12700 Creedmoor Rd. Wake Forest, NC 27587-8694
14. # 0891362561	Walker, Mary Walker, Clementine	12720 Creedmoor Rd. Wake Forest, NC 27587-8694	12720 Creedmoor Rd. Wake Forest, NC 27587-8694
15. # 0891253583	Faith Harvest Inc.	4737 Willeva Dr. Wake Forest, NC 27587-8682	4737 Willeva Dr. Wake Forest, NC 27587-8682
16. # 0891155305	Evans, Jesse D & Margaret C	4717 Willeva Dr. Wake Forest, NC 27587-8682	0 Willeva Dr. Wake Forest, NC 27587

Statement of Justification

(1) **The proposed development will not materially endanger the public health or safety.**

The development proposed in this Application is planned for an area comprising 47.80 acres in the northeast quadrant of the intersection of NC Highway 98 (Durham Road) and Old Creedmoor Road (the "Site"). The proposed development (the "Development") will consist of a shopping center comprised of buildings having a total floor area not in excess of 130,000 square feet and impervious surface of less than 500,000 square feet. The Development will comply in every respect with the provisions of the Wake County Unified Development Ordinance (the "UDO"), the Wake County Watershed Regulations, and the stringent provisions of Section 4-59 of the UDO dealing with Stormwater Management and other standards.

As related to the public health and welfare, the proposed Development is a marked improvement over the current use of the Site as a nonconforming building supply business that includes a lumberyard, concrete plant, and buildings in excess of 150,000 square feet. The existing use also has more than 700,000 square feet of impervious surface. The current use of the Site, which is industrial in character, does not provide in any manner for the treatment of stormwater and is in violation of the impervious surface and other requirements of the Wake County Watershed Regulations.

As discussed hereafter, the design and operation of the Development will ensure that it will not materially endanger the public health or safety.

Traffic Considerations.

Submitted with this Application is a Traffic Impact Analysis (the "TIA") dealing with the Development and traffic considerations related to its operation. The TIA, which is incorporated into this Application by reference, was prepared by WSP-Sells, a national engineering firm. Based upon its analysis as set forth in the TIA, WSP-Sells proposes that certain road improvements be completed by the Applicant incident to the construction of the Development. The Applicant proposes the satisfactory completion of those improvements as a condition to the approval of the Special Use Permit requested herein. As set forth in the TIA and summarized in the table provided at page 31 thereof, the construction and operation of the Development and the proposed road improvements will result in traffic conditions characterized by adequate levels of service at the intersection of Old Creedmoor Road and NC Highway 98 (Durham Road), as well at each of the Site Entrances to the Development. Further, traffic associated with the Development and in the surrounding area will operate safely.

Provision of Services and Utilities.

The Site is within an area provided electrical service by Progress Energy. Upon inquiry, Progress Energy has confirmed in writing that electric service is available to serve the Development and that there is sufficient capacity available for the project.

Garbage collection serving the Development will be provided by a private vendor.

Fire protection for the Development will be provided by the Bayleaf Number 2 Fire Station, which is located at 13116 Norwood Road, approximately three and one-half miles from the Development.

Drinking water will be provided to the Development by Aqua North Carolina, a private water utility regulated by the North Carolina Utilities Commission.

Sanitary sewer for the Development will be provided by an on-site private drip irrigation system designed by Diehl & Phillips, P.A., a consulting engineering firm based in Cary, NC that specializes in the design and implementation of wastewater treatment systems. The treatment system designed for the Development is described in Exhibit C attached hereto. A study conducted by Soil & Environmental Consultants, P.A., a copy of which is submitted with this Application, verifies that an adequate area with satisfactory soils is available to accommodate the treatment system.

Soil Erosion and Sedimentation.

Erosion Control will be provided by constructed wetlands utilized as sediment basins during construction. The basins will be designed to the current Wake County and State of North Carolina standards and will include design for the 25-year event.

In addition, existing erosion problems on the Site will be mitigated, if not entirely eliminated, with construction of the Development. For example, existing eroded channels and slopes steeper than 2.5:1 will be graded and stabilized as required to minimize erosion.

Protection of Water Supplies, Including Surface Waters and Groundwater.

With regard to the protection of the public water supply and surface waters, stormwater management and treatment on the Site will be provided in accordance with Section 4-59 of the UDO and the Wake County Watershed Regulations. In accordance with such Regulations, impervious surfaces on the Site will be 24% and stormwater management devices will be

provided. Section 4-59-3(C) of the UDO requires that the Development provide for a minimum of 60% reduction in post-construction nitrogen loading rate and 60% reduction in post-construction phosphorous loading rate through the management and treatment of stormwater onsite. This standard will be achieved with a stormwater management and treatment system that will consist of multiple Best Management Practices (BMPs) used in a treatment chain. All impervious areas will be treated using a treatment chain consisting of constructed wetlands and a level spreader filter strip. Additionally a portion of the impervious areas will be treated by a bioretention/raingarden before the constructed wetland.

The BMP treatment chain combination will provide 61.8% reduction in Nitrogen export and 66.6% reduction in phosphorous export from the post-construction loading rate. A Stormwater Management Report with applicable calculations will be submitted with this Application.

(2) The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of Special Use or class of Special Uses.

The Development will, in every respect, comply with all regulations and standards applicable to the Site under the UDO, as well as the standards applicable to the proposed Special Use under Section 4-59 of the UDO.

(3) The proposed development will not substantially injure the value of adjoining properties.

Redevelopment of the Site as proposed will eliminate an unsightly, non-conforming, industrial use. Such use will be replaced by commercial land uses within an Activity Center which will be aesthetically pleasing and will conform to all standards and requirements of the UDO and the Wake County Watershed Regulations. In addition, the Development will provide goods and services which at the present time cannot be obtained within a radius of more than 5 miles.

The elimination of the current unsightly, nonconforming use and its replacement with the Development will have a positive effect upon the value of adjoining properties. Expert testimony concerning this result will be offered at the hearing of this case.

(4) The proposed development will be in harmony with the area in which it is located.

The Site is in the northeast quadrant of the intersection of NC Highway 98 and Old Creedmoor Road. NC Highway 98 is classified as a major thoroughfare, and as noted in the TIA experienced approximately 11,000 vehicular trips per day in 2007 in the area of the Site. The speed limit on NC Highway 98 at this location is 55 miles per hour. Old Creedmoor Road adjacent to the Site experienced approximately 2,600 vehicular trips per day during 2007. The speed limit on this road is 45 miles per hour. The Site, therefore, is located at a busy intersection with significant traffic volumes.

The site plan proposed for the Development requires extensive landscaping and provides for mixed screen landscaped buffers 10 feet in width around boundaries of the Site along Old

Creedmoor Road and NC Highway 98. Opaque screen landscaped buffers 80 feet in width will be provided around all other boundaries of the Site except around outparcel D and the septic areas where the buffer will be reduced to 60 feet and a solid wood fence installed pursuant to applicable provisions of the UDO. While there are residential parcels that have proximity to the Site, it does not adjoin or abut a traditional single family residential neighborhood at any point. Several parcels adjoining the site on the north are vacant.

The Development will not generate unusual noise, and as required by Section 4-59-3 (I) all lighting on the Site will be shielded or directed away from adjoining parcels and streets. Further, after closing hours all lighting must be turned off except that necessary for security purposes.

Because of the foregoing factors and the designation of the Site as an Activity Center in the Wake County Land Use Plan, it is submitted that the proposed Development will be in harmony with the area which it is located.

(5) The proposed development will be consistent with the Wake County Land Use Plan.

All buildings, parking and other uses (other than open space and stormwater and utility systems) comprising the Development are located within a Neighborhood Activity Center in the Falls Lake Non-Urban Area, as identified in the Wake County Land Use Plan (“LUP”). This Neighborhood Activity Center was clearly defined to be parcel specific in LUPA 01-08, a 2008 amendment to the LUP (the “Amendment”). The Amendment notes that this Activity Center is on NC Highway 98 and very near NC Highway 50, both heavily traveled routes, which makes it a prime location for an Activity Center and commercial development. Amendment p. 3.

The LUP specifies that Neighborhood Activity Centers, including those within the Falls Lake Non-Urban Area “**should contain shopping, services, recreation, and small-scale office and institutional uses needed to meet the day-to-day needs of the neighborhood. Examples are grocery or convenience store, pharmacy, video rental, dry cleaning or laundry, restaurant,**”

LUP, p. III.23 and Sections III.C.2.a and III.C.2.b.7. Accordingly, the Development anchored by a grocery store proposed within a Neighborhood Activity Center in this case falls squarely within the type of land use envisioned for this location by the LUP and is fully in compliance with the LUP.

The consistency of this proposal with the LUP is demonstrated further by Section V.F.4 of the LUP which states that non-residential uses in the watershed should be “special uses” that are low-impact and not likely to adversely impact water quality. The UDO defines low impact uses as having a floor area ratio of 0.15 or less and an impervious surface coverage of less than 30%. The Development proposes a floor area ratio for the project of 0.06, which is far less than the 0.15 floor area ratio identified by the UDO as being “low impact.” Moreover, the Development has an impervious surface coverage of 24%, again far less than the 30% identified by the UDO as being “low impact.” The Development also provides stormwater controls and treatment facilities as required by the LUP for non-residential development in watershed areas and complies with all Wake County design standards applicable to development within the watershed, as required by LUP Section V.F.6.

EXHIBIT B

The proposed redevelopment will provide convenient access to goods and services that are currently unavailable to residents of the surrounding area and will eliminate an unsightly and burdensome nonconforming use. Redevelopment meeting the standards of Section 4-59 of the UDO will reduce impervious surfaces and building square footage. While the current nonconforming use violates the County's Watershed Regulations, the proposed redevelopment will not only comply with such regulations but also will provide for the control and treatment of stormwater runoff in a manner that meets or exceeds the standards set forth in the Draft Rules for the Falls Lake Watershed issued on March 1, 2010 by the North Carolina Division of Water Quality.

Creedmoor Commons Special Use Permit Application

Wake County, North Carolina

Submittal Date: August 20, 2010

October 25, 2010 (Resubmittal)

November 8, 2010 (Resubmittal)

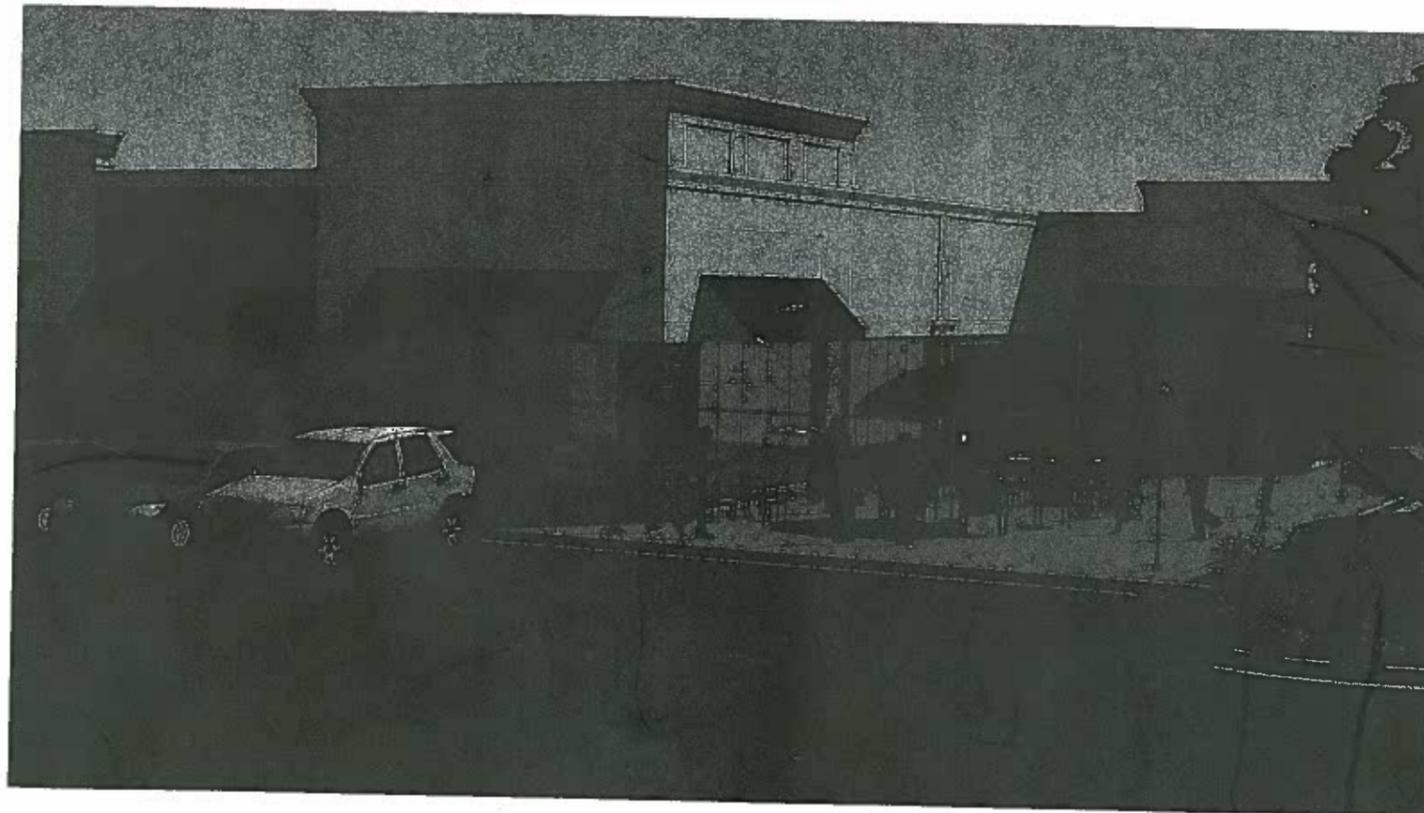
November 16, 2010 (Resubmittal)

Creedmoor Retail, LLC.
3735 Beam Rd, Suite B
Charlotte, NC 28217

PIN NUMBERS OF SPECIAL USE AREA	
PIN #: 089-105-6596	DB: 08632, PG 1218
PIN#: 089-105-9511	DB: 06388, PG 0709
PIN#: 089-115-2079	DB: 07742, PG 0612
PIN#: 089-126-1198	DB: 11699, PG 2670
PIN#: 089-126-8574	DB: 11699, PG 2673
PIN #: 088-116-4199	DB: 11699, PG 2670

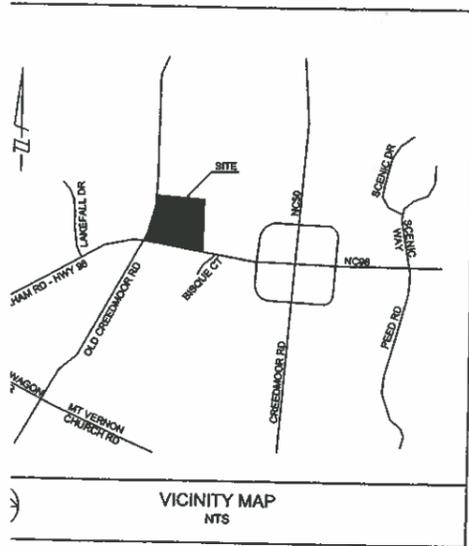
SHEET INDEX

- SHEET C1.0 COVER SHEET
- SHEET C2.0 OVERALL EXISTING CONDITIONS
- SHEET C2.1 AS-BUILT SURVEY (OVERSIZE BY BNK)
- SHEET C3.0 DEMOLITION PLAN - RETAIL SITE
- SHEET C5.0 PRELIMINARY SPECIAL USE SITE PLAN (OVERALL)
- SHEET C5.1 PRELIMINARY SPECIAL USE SITE PLAN (RETAIL)
- SHEET C6.0 OVERALL GRADING AND STORM DRAINAGE PLAN
- SHEET C6.1 NORTH GRADING PLAN
- SHEET C6.2 SOUTH GRADING PLAN
- SHEET C7.0 OVERALL UTILITY PLAN
- SHEET C7.1 RETAIL UTILITY PLAN
- SHEET L1.0 OVERALL LANDSCAPE PLAN (BY AGILE DESIGN STUDIO)
- SHEET L1.1 LANDSCAPE PLAN (BY AGILE DESIGN STUDIO)
- SHEET L1.2 PLANTING DETAILS AND NOTES (BY AGILE DESIGN STUDIO)
- SHEET A1.0 GROCERY STORE ELEVATION (BY ARCONS)
- SHEET A1.1 BUILDING "A" ELEVATION (BY ARCONS)
- SHEET A1.2 BUILDING "C" ELEVATION (BY ARCONS)
- SHEET A1.3 BUILDING "D" ELEVATION (BY ARCONS)
- SHEET A1.4 OUTPARCEL "C" BUILDING ELEVATION



**Board Of Adjustment
Site Plan For Review**

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 PROJECT NAME: Creedmoor Commons Shopping Center
 OBJECT #: 13-0013
 DATE SUBMITTED: 11/16/10



PROJECT TEAM

DEVELOPER:

CREEDMOOR RETAIL, LLC.
 3735 Beam Road, Suite B
 Charlotte, North Carolina 28217
 704-357-1220
 William Siler, Project Manager

VIL ENGINEERS/SURVEYOR:

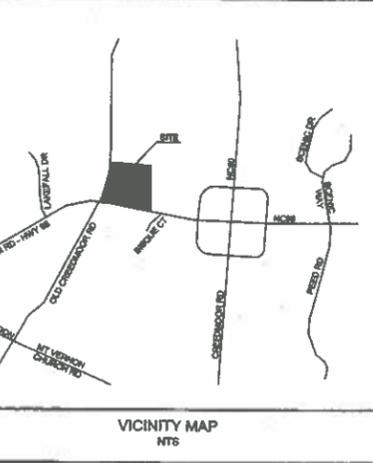
WSP SELLS
 15401 WESTON PARKWAY, SUITE 100
 CARY, NC 27513
 919-678-0035
 Ed Tang, P.E. - Project Manager

BNK
 6310 CHAPEL HILL RD. STE 250
 RALEIGH, NC 27607
 919-851-4422
 Ed Davenport, PLS - Project Surveyor

DIEHL & PHILLIPS, PA
 219 E. CHATHAM STREET
 CARY, NC 27511
 919-467-9972
 John Phillips, P.E. - Project Manager

VIRONMENTAL:

S & EC
 11010 RAVEN RIDGE ROAD
 RALEIGH, NC 27614
 919-846-5900
 Don Wells, LSS- Soils Scientist
 Bob Zarzecki - Wetland Dept Manager



GOLDSTON INVESTMENTS NO. 2, LLC
 DB: 2899 PG. 149
 DB: 9853 PG. 722
 PIN: 0891.01-07-7275
 B.M. 1999 PG. 1786
 ZONING: R-40W
 USE: FARM
 MAILING ADDRESS:
 3413 HORSESHOE BND
 RALEIGH, NC 27613-8828
 SITE ADDRESS:
 0 OLD CREEDMOOR RD

KIDD, MARCE C. & CLIFFORD WAYNE
 DB: 8436 PG. 112
 PIN: 0891.01-06-7551
 B.M. 1999 PG. 1786
 ZONING: R-40W
 USE: SINGLE FAMILY
 MAILING ADDRESS:
 13408 OLD CREEDMOOR RD
 WAKE FOREST, NC 27587-8543
 SITE ADDRESS:
 13408 OLD CREEDMOOR RD

GOLDSTON, MOLLY BESS
 DB: 9065 PG. 1373
 PIN: 0891.01-06-7141
 B.M. 1999 PG. 1786
 ZONING: R-40W
 USE: SINGLE FAMILY
 MAILING ADDRESS:
 13400 OLD CREEDMOOR RD
 WAKE FOREST, NC 27587-8543
 SITE ADDRESS:
 13400 OLD CREEDMOOR RD

TRACT 1 GOLDSTON FAMILY LTD
 DB: 6622 PG. 17
 PIN: 0891.01-06-7141
 B.M. 1999 PG. 1786
 ZONING: R-40W
 USE: SINGLE FAMILY
 MAILING ADDRESS:
 7728 GRACE CREEK RD
 WAKE FOREST, NC 27587-8543
 SITE ADDRESS:
 18,014 S WOODS

TRACT 2 GOLDSTON FAMILY LTD PARTNERSHIP
 DB: 6385 PG. 18
 PIN: 0891.01-05-9511
 B.M. 1999 PG. 1786
 ZONING: R-40W
 USE: STORES / OFFICES
 MAILING ADDRESS:
 2011 BRYAN ST. SITE 1800
 DALLAS, TX 75201-2017
 MAILING ADDRESS:
 3000 DURNHAM RD
 WAKE FOREST, NC 27587-8543

GOLDSTON, J.D. JR. & LOUISE F.
 DB: 13645 PG. 1058
 PIN: 0891.03-04-7735
 B.M. 2008 PG. 801
 ZONING: R-40W
 USE: SINGLE FAMILY
 MAILING ADDRESS:
 13100 OLD CREEDMOOR RD
 WAKE FOREST, NC 27587-8543
 SITE ADDRESS:
 4074 DURNHAM RD

CLEMONS, SILVESTER D.
 DB: 2899 PG. 149
 PIN: 0891.01-27-0439
 ZONING: R-40W
 USE: FARM
 MAILING ADDRESS:
 1034 JEROME RD
 DURHAM, NC 27713-1249
 SITE ADDRESS:
 0 CREEDMOOR RD

STEWART, CLOVINA & DESSIE MAILING ADDRESS:
 DB: 2806 PG. 119
 PIN: 0891.01-26-8920
 ZONING: R-40W
 USE: FARM
 MAILING ADDRESS:
 737 BRANCO DR
 RALEIGH, NC 27610-4701
 SITE ADDRESS:
 0 CREEDMOOR RD

CREEDMOOR RETAIL LLC
 DB: 11899 PG. 2670
 PIN: 0891.01-16-4199
 B.M. 2008 PG. 1174
 ZONING: R-40W
 USE: VACANT
 MAILING ADDRESS:
 2735 BEAM RD UNIT B
 CHARLOTTE, NC 28217-8800
 SITE ADDRESS:
 0 DURHAM RD

SHERRINE RETAIL LLC
 DB: 11899 PG. 2670
 PIN: 0891.01-16-4199
 B.M. 2008 PG. 1174
 ZONING: R-40W
 USE: VACANT
 MAILING ADDRESS:
 2735 BEAM RD UNIT B
 CHARLOTTE, NC 28217-8800
 SITE ADDRESS:
 0 DURHAM RD

FAITH HARVEST, INC.
 PIN: 0891.01-25-3583
 B.M. 2008 PG. 1771
 ZONING: R-40W
 USE: CHURCH
 MAILING ADDRESS:
 4737 WILLEVA DR
 WAKE FOREST, NC 27587-8682
 SITE ADDRESS:
 4737 WILLEVA DR
 WAKE FOREST, NC 27587-8682

EVANS GROVE BAPTIST CHURCH
 PIN: 0891.01-26-8023
 ZONING: R-40W
 USE: CHURCH
 MAILING ADDRESS:
 12700 CREEDMOOR RD
 WAKE FOREST, NC 27587-8694
 SITE ADDRESS:
 12700 CREEDMOOR RD
 WAKE FOREST, NC 27587-8694

EVANS, JESSE D. & MARGARET C.
 DB: 5872 PG. 405
 PIN: 0891.01-15-5305
 B.M. 2008 PG. 1175
 ZONING: R-40W
 USE: VACANT
 MAILING ADDRESS:
 4717 WILLEVA DR
 WAKE FOREST, NC 27587-8682
 SITE ADDRESS:
 0 WILLEVA DR

PIN NUMBERS OF SPECIAL USE AREA

PIN # 089-105-6596	DB: 08632 PG. 1219
PIN # 089-105-8911	DB: 08386 PG. 0709
PIN # 089-115-2079	DB: 07742 PG. 0612
PIN # 089-126-1198	DB: 11699 PG. 2670
PIN # 089-126-8574	DB: 11699 PG. 2673
PIN # 089-116-4199	DB: 11699 PG. 2670

LEGEND

- ⊖ EXISTING IRON PIPE
- ⊖ R/W MONUMENT
- ⊖ IRON PIPE SET
- ⊖ SANITARY SEWER MANHOLE
- ⊖ ELECTRIC TRANSFORMER
- ⊖ ELECTRIC MANHOLE
- ⊖ LIGHT POLE
- ⊖ TREE
- ⊖ ELECTRIC POLE
- ⊖ WELL
- ⊖ CUY WIRE
- ⊖ TELEPHONE PEDESTAL
- ⊖ ELECTRIC METER
- ⊖ SIGN
- ⊖ YARD INLET
- ⊖ FLARED END SECTION
- ⊖ STORM MANHOLE
- ⊖ TELEVISION PEDESTAL
- ⊖ SHRUB
- ⊖ CONCRETE MONUMENT
- ⊖ WATER VALVE
- ⊖ GRASS AREAS
- ⊖ OVERHEAD ELECTRIC
- ⊖ RCP = REINFORCED CONCRETE PIPE
- ⊖ CMP = CORRUGATED METAL PIPE
- ⊖ FIBER OPTIC
- ⊖ UNDERGROUND ELEC.
- ⊖ U/C CABLEVISION
- ⊖ U/C TELEPHONE
- ⊖ SINGLE SIGNAL HEAD
- ⊖ SIGNAL HEAD WITH TURN

LINE DATA

LINE NO.	BEARING	DISTANCE
1	S 62°27'30"W	82.73
2	S 81°32'30"W	91.58
3	S 87°36'30"W	12.88
4	S 33°40'27"W	73.42
5	N 82°08'14"W	43.42
6	S 19°10'07"W	32.89
7	S 41°28'40"E	27.41
8	S 52°34'10"W	32.18
9	S 45°54'30"W	22.46
10	S 63°12'00"W	16.16
11	N 82°12'28"W	47.68
12	S 52°11'15"W	36.81
13	S 69°43'57"E	34.72
14	S 31°32'05"W	21.39
15	N 79°02'00"W	37.82
16	S 27°02'55"E	22.07
17	S 27°33'30"W	43.28
18	S 81°36'00"W	27.31
19	S 38°30'30"W	31.79
20	S 84°09'10"W	11.80
21	S 81°17'10"W	26.84
22	S 59°11'17"W	32.64
23	S 47°08'45"W	13.14
24	S 61°32'30"W	36.63
25	S 87°01'32"W	27.30
26	S 28°40'30"W	28.87
27	S 67°41'37"W	12.33
28	N 79°23'57"W	24.28
29	N 49°56'42"W	12.60
30	S 41°56'30"W	18.39
31	S 79°10'32"W	18.86
32	S 44°00'25"W	30.10
33	S 30°44'57"W	44.00
34	S 40°28'30"W	34.43
35	S 20°19'30"W	28.33
36	S 67°02'30"W	14.90
37	S 50°56'15"E	12.68
38	S 27°33'00"W	34.75
39	S 58°06'17"W	23.80
40	S 87°08'30"W	17.71
41	S 43°53'30"W	16.87
42	S 47°51'00"W	28.42
43	N 89°28'11"W	16.17
44	N 34°37'57"W	14.42
45	N 11°09'47"E	27.19
46	N 82°44'00"W	24.77
47	N 01°42'25"W	10.31
48	S 88°47'32"E	12.34
49	N 39°27'27"E	13.45
50	N 67°08'28"W	22.44
51	N 32°22'00"W	27.24
52	S 82°40'15"W	12.88

LINE DATA

LINE NO.	BEARING	DISTANCE
53	S 42°11'07"E	13.95
54	S 09°24'10"W	8.48
55	S 46°54'30"W	23.63
56	N 83°16'17"W	26.78
57	S 70°12'00"W	14.73
58	S 10°07'40"E	27.41
59	S 58°38'30"E	32.95
60	S 31°20'11"W	12.83
61	S 77°05'40"W	18.44
62	N 69°27'27"W	37.99
63	S 50°09'00"W	14.30
64	S 00°09'20"E	15.70
65	S 49°13'11"W	18.95
66	S 42°17'11"W	36.40
67	N 79°08'17"W	26.97
68	S 10°07'40"E	24.75
69	N 18°24'32"W	20.82
70	N 89°41'11"W	17.38
71	S 09°09'20"E	15.20
72	S 34°32'27"W	26.97
73	N 82°17'41"W	11.02
74	S 81°19'48"W	14.68
75	N 81°19'48"W	36.45
76	N 81°00'00"W	17.51
77	S 57°25'40"W	14.08
78	S 50°15'30"W	34.84
79	S 06°28'00"E	19.20
80	S 69°33'30"W	22.42
81	N 41°50'12"E	46.17
82	N 84°02'32"W	12.62
83	S 20°19'42"W	36.42
84	N 38°08'33"W	34.94
85	N 52°15'30"W	16.00
86	N 11°09'47"E	15.30
87	S 63°06'30"E	17.83
88	S 17°12'41"W	18.91
89	N 53°06'30"W	27.46
90	S 71°39'15"W	28.65
91	N 71°39'15"W	28.54
92	S 78°07'27"W	27.33
93	N 21°47'53"W	28.58
94	N 63°44'34"E	11.52
95	N 80°21'18"W	12.91
96	N 30°08'18"W	31.98
97	S 78°17'48"W	14.50

TABLE OF EXISTING BUILDING SIZES

BUILDING	AREA (SQ)
1	32,707
2	20,020
3	14,615
4	30,393
5	1,037
6	686
7	1,553
8	4,480
9	1,884
10	927
11	18,189
12	13,415
13	19,189
14	415
15	899
16	79
17	152
18	2,116
19	2,737
20	1,525
21	363
TOTAL EX. BLDGS	148,861

TOTAL EXISTING OVERALL AREA
 60.40 ACRES

NOTE: NEUSE RIVER BUFFERS AND WETLAND DELINEATION LOCATIONS ARE PRELIMINARY UNTIL FINAL APPROVAL FROM DWQ AND USACE.

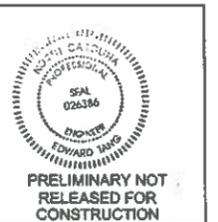
- NOTE:
- AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
 - IRONS FOUND OR SET AT ALL CORNERS UNLESS SHOWN OTHERWISE.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 - ALL DRAINAGE AND UTILITY EASEMENTS ARE CENTERED ON THE STRUCTURES THAT THEY SERVE UNLESS SHOWN OTHERWISE.
 - ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
 - NO FEMA FLOOD HAZARD AREAS PER FIRM PANEL 3700089100 DATED MAY 2, 2006.
 - ELEVATION BROUGHT TO SITE USING GPS MARK.
 - NO TREES 36" DBH OR GREATER ON THE PROPERTY.
 - SURVEY PROVIDED BY BNK, INC.

NOTE: THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVATION ABOVE GROUND STRUCTURES AND FIELD MARKINGS PROVIDED TO THE SURVEYOR BY NC ONE CALL. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIELD LOCATIONS AND THE TYPE OF UTILITIES/STRUCTURES SHOULD BE VERIFIED.

- LEGEND**
- 50' NEUSE BUFFER
 - 100' WAKE COUNTY WATERSHED BUFFER
 - 30' WAKE COUNTY



WSP - SELLS
 Transportation & Infrastructure
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 www.wsp-sells.com
 License No. : F-0891



PRELIMINARY NOT RELEASED FOR CONSTRUCTION

Creedmoor Commons
 Wake County, North Carolina
 Creedmoor Retail, LLC.
 3725 Beam Rd, Ste. B
 Charlotte, NC 28217

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT #: 10-4013 DATE: 08/29/10
 DRAWN BY: TS CHECKED BY: ET
 TITLE
 OVERALL EXISTING CONDITIONS



GOLDSTON, J.D. JR & LOUISE F.
 DB: 6852 PG. 885
 P.N: 0881.02-95-9756
 ZONING: R-40W
 USE: FARM
 MAILING ADDRESS:
 13100 OLD CREEKMOOR RD
 WAKE FOREST, NC 27587-5746
 SITE ADDRESS: 0 DURHAM RD

CREEKMOOR RETAIL LLC
 DB: 11899 PG. 2870
 P.N: 0881.01-16.1189
 ZONING: R-40W
 USE: VACANT
 MAILING ADDRESS: 2735 OCEAN RD
 CHARLOTTE, NC
 SITE ADDRESS: 0 DURHAM RD

- NOTES:**
1. SEPTIC FIELDS ARE TO BE ABANDONED PER WAKE COUNTY ENVIRONMENTAL HEALTH DEPT. STANDARDS
 2. EXISTING CEMETERY TO REMAIN UNDISTURBED DURING CONSTRUCTION
 3. ALL BUILDINGS SHALL BE DEMOLISHED AFTER OBTAINING PROPER DEMOLITION PERMITS
 4. ALL LP TANKS SHALL BE REMOVED ACCORDING TO MANUFACTURERS REMOVAL DIRECTION OR BY A LICENSED LP COMPANY.

EVANS, JESSE D. & MARGARET C.
 DB: 5872 PG. 405
 P.N: 0801.01-15-5305
 B.M. 2005 PG. 1175
 ZONING: R-40W
 USE: VACANT
 MAILING ADDRESS: 4717 WILLEVA DR
 WAKE FOREST, NC 27587 8682
 SITE ADDRESS: 0 WILLEVA DR

DEMO LEGEND:

- REMOVE EXISTING ASPHALT, GRAVEL, CONCRETE PAVEMENT
- DEMOLISH EXISTING BUILDING
- REMOVE GRASSY AREAS

LEGEND:

- 50' NEUSE BUFFER
- 100' WAKE COUNTY WATERSHED BUFFER
- 30' WAKE COUNTY BUFFER

EX. BLDG
 REMOVE WALK
 EX. WELL TO REMAIN

0 25 50 100
 (IN FEET)
 1 INCH = 50 FEET

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT #: 10-4015 DATE: 08
 DRAWN BY: TS CHECKED: F
 TITLE: RETAIL SITE DEMOLITION PLAN
 SHEET: C3.0



MAILING ADDRESS:
3413 HORSESHOE BND
RALEIGH, NC 27613-6828
SITE ADDRESS:
0 OLD CREEDMOOR RD

KIDD, MARGIE G. & CLIFFORD WAYNE
DB: B438 PG 112
PIN: 0891.07-06-7551
B.M. 1999 PG. 1786
ZONING: R-40W
USE: SINGLE FAMILY
MAILING ADDRESS:
13408 OLD CREEDMOOR RD
WAKE FOREST, NC 27587-8543
SITE ADDRESS:
13408 OLD CREEDMOOR RD

GOLDSTON, MOLLY BESS
DB: 9085 PG. 1373
PIN: 0891.01-06-7441
B.M. 1999 PG. 1786
ZONING: R-40W
USE: SINGLE FAMILY
MAILING ADDRESS:
13400 OLD CREEDMOOR RD
WAKE FOREST, NC 27587-8543
SITE ADDRESS:
13400 OLD CREEDMOOR RD

CREEDMOOR RETAIL LLC
DB: 11699 PG. 2670
PIN: 0891.01-18-4769
B.M. 2005 PG. 1775
ZONING: R-40W
USE: VACANT
MAILING ADDRESS:
7725 BEAM RD UNIT B
CHARLOTTE, NC 28227-8600
SITE ADDRESS: 0 DURHAM RD

CREEDMOOR RETAIL LLC
DB: 11699 PG. 2670
PIN: 0891.01-18-4769
B.M. 2005 PG. 1775
ZONING: R-40W
USE: VACANT
MAILING ADDRESS:
7725 BEAM RD UNIT B
CHARLOTTE, NC 28227-8600
SITE ADDRESS: 0 DURHAM RD

CREEDMOOR RETAIL LLC
DB: 11699 PG. 2670
PIN: 0891.01-18-4769
B.M. 2005 PG. 1775
ZONING: R-40W
USE: VACANT
MAILING ADDRESS:
7725 BEAM RD UNIT B
CHARLOTTE, NC 28227-8600
SITE ADDRESS: 0 CREEDMOOR RD

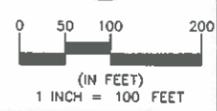
EVANS GROVE BAPTIST CHURCH
PIN: 0891.01-26-8023
ZONING: R-40W
USE: CHURCH
MAILING ADDRESS:
12700 CREEDMOOR RD
WAKE FOREST, NC 27587-8694
SITE ADDRESS:
12700 CREEDMOOR RD
WAKE FOREST, NC 27587-8694

FAITH HARVEST, INC.
PIN: 0891.01-25-3583
B.M. 2005 PG. 1771
ZONING: R-40W
USE: CHURCH
MAILING ADDRESS:
4737 WILLEVA DR
WAKE FOREST, NC 27587-8682
SITE ADDRESS:
4737 WILLEVA DR
WAKE FOREST, NC 27587-8682

EP CONTROL CORNER
NC GRID/ HAD 88/2005
N 815980.2242
E 2091215.996

EVANS, JESSE D. & MARGARET C.
DB: 5872 PG. 405
PIN: 0891.01-15-5305
B.M. 2005 PG. 1175
ZONING: R-40W
USE: VACANT
MAILING ADDRESS:
4717 WILLEVA DR
WAKE FOREST, NC 27587-8682
SITE ADDRESS: 0 WILLEVA DR

- LEGEND**
-  80' NEUSE BUFFER
 -  100' WAKE COUNTY WATERSHED BUFFER
 -  30' WAKE COUNTY BUFFER
 -  ROW DEDICATION
 -  SPECIAL USE BOUNDARY



PRELIMINARY NOT
RELEASED FOR
CONSTRUCTION

Creedmoor Commons

Wake County, North Carolina
Creedmoor Retail, LLC.
3735 Beam Rd, Ste. B
Charlotte, NC 28217

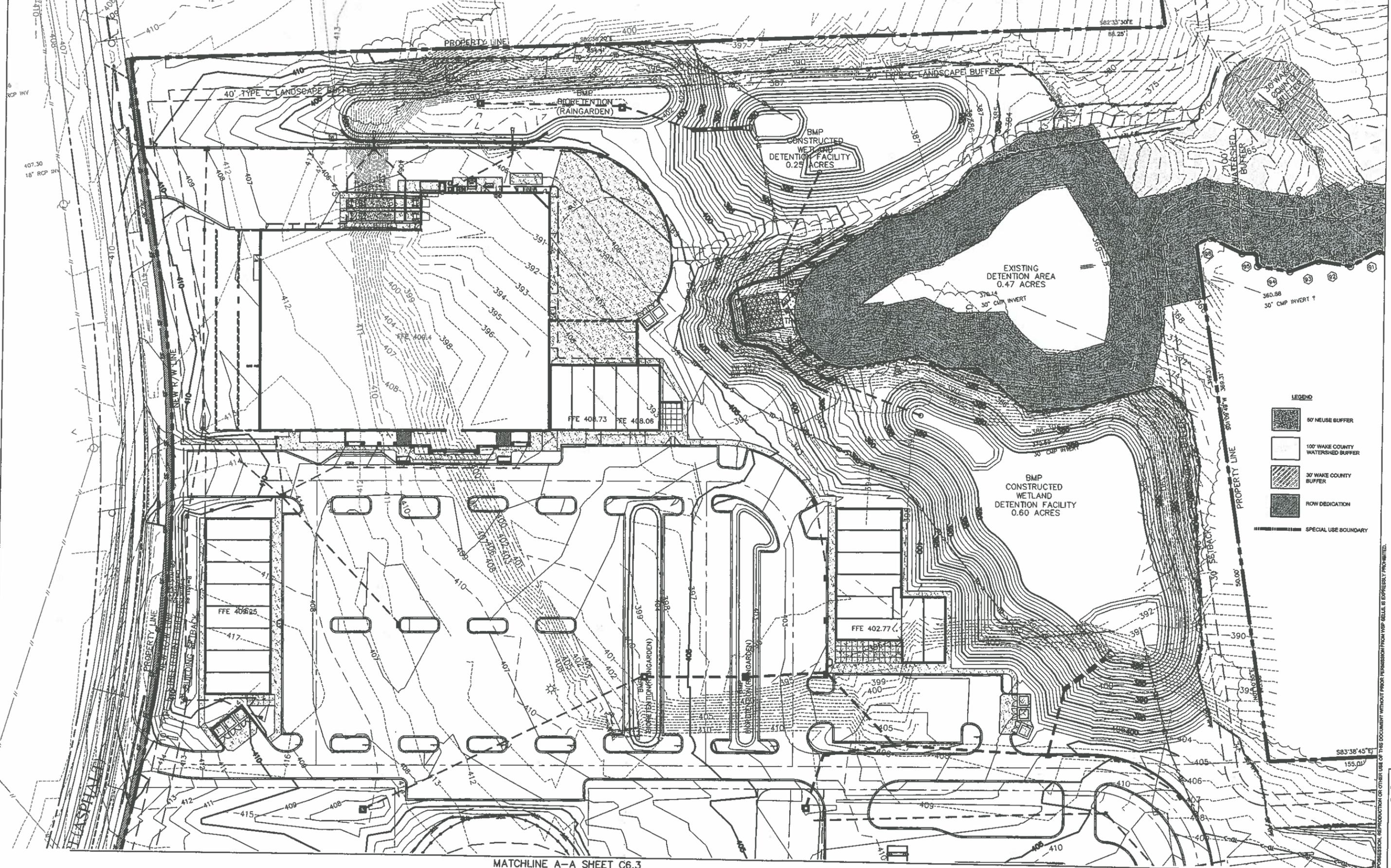
REVISIONS	
11/8/10	REV. PER WAKE COUNTY COMMENTS
11/18/10	REV. PER WAKE COUNTY COMMENTS

PROJECT # 10-4913 DATE: 08-20-10
DRAWN BY: TS CHECKED BY: ET
TITLE

OVERALL
GRADING PLAN
SHEET
C6.0

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License No. : F-0891

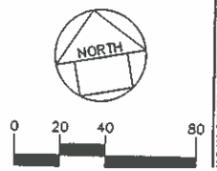
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LEGEND

- 50' NEUSE BUFFER
- 100' WAKE COUNTY WATERSHED BUFFER
- 30' WAKE COUNTY BUFFER
- ROW DEDICATION
- SPECIAL USE BOUNDARY

MATCHLINE A-A SHEET C6.3



PRELIMINARY NOT RELEASED FOR CONSTRUCTION

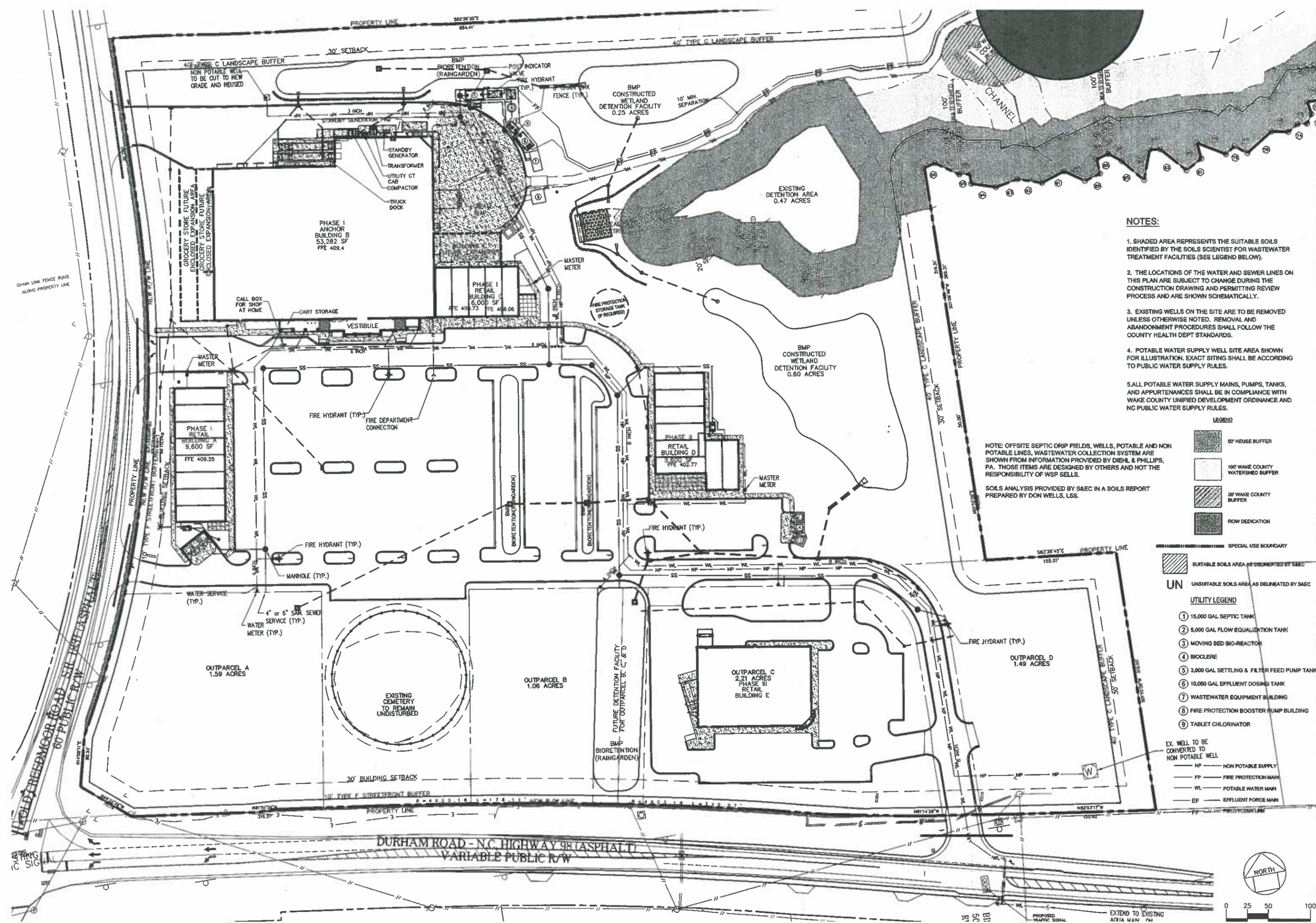
Credmoor Commons
 Wake County, North Carolina
 JDH Capital, LLC

REVISIONS

11/9/10	REV. PER WAKE COUNTY COME
11/15/10	REV. PER WAKE COUNTY COME

PROJECT #: 10-4013 DATE: 08-2
 DRAWN BY: TS CHECKED BY:
 TITLE
NORTH GRADING PLAN
 SHEET

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PROJECT NO. 2010876 05.24.10

REVISED PER WC Comments 11.03.10
 WC Comments 11.17.10

DRAWN BY KJD 11.03.10

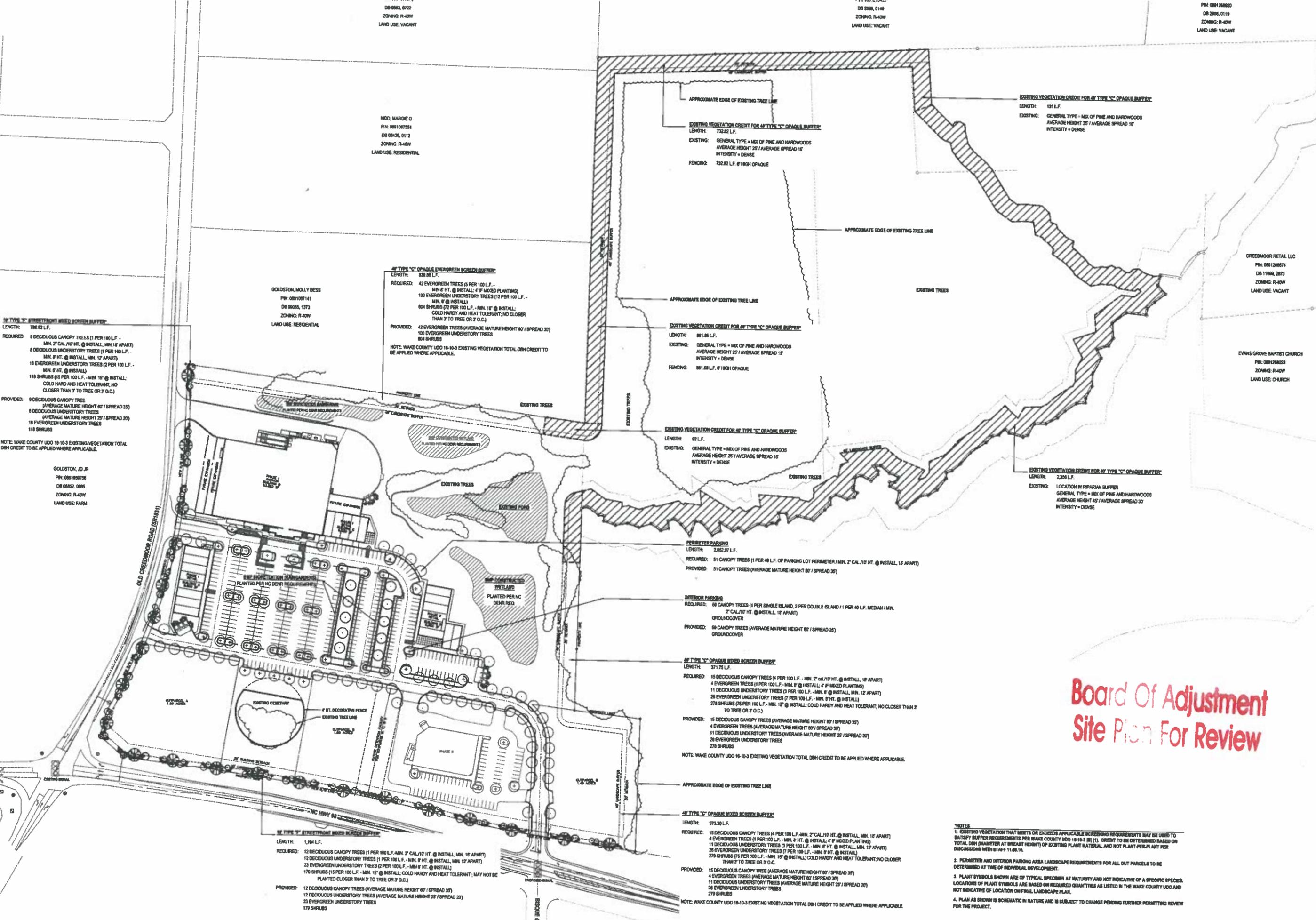
CHECKED BY KRD 11.03.10

CONTENT Overall Landscape Plan

SCALE: 1"=100'-0"



Board Of Adjustment
Site Plan For Review



DB 0803, 0722
 ZONING: R-40W
 LAND USE: VACANT

KDD, MARGE O
 PIN: 081007551
 DB 0803, 0112
 ZONING: R-40W
 LAND USE: RESIDENTIAL

DB 2888, 0148
 ZONING: R-40W
 LAND USE: VACANT

PIN: 081288200
 DB 2808, 0118
 ZONING: R-40W
 LAND USE: VACANT

OLDSTON, MOLLY BESS
 PIN: 081087141
 DB 0805, 1373
 ZONING: R-40W
 LAND USE: RESIDENTIAL

OLDSTON, JO JR
 PIN: 081087038
 DB 0805, 0885
 ZONING: R-40W
 LAND USE: FARM

CREEDMOOR RETAIL LLC
 PIN: 081288274
 DB 11894, 2873
 ZONING: R-40W
 LAND USE: VACANT

EVANS GROVE BAPTIST CHURCH
 PIN: 081288223
 ZONING: R-40W
 LAND USE: CHURCH

1/4" TYPE "C" STRIPED/WHITE MIXED SCREEN BUFFER:
 LENGTH: 786.82 L.F.
 REQUIRED: 9 DECIDUOUS CANOPY TREES (1 PER 100 L.F. - MIN. 2" CAL./10' HT. @ INSTALL, MIN. 18' APART)
 8 DECIDUOUS UNDERSTORY TREES (1 PER 100 L.F. - MIN. 8' HT. @ INSTALL, MIN. 12' APART)
 18 EVERGREEN UNDERSTORY TREES (2 PER 100 L.F. - MIN. 8' HT. @ INSTALL)
 118 SHRUBS (15 PER 100 L.F. - MIN. 15" @ INSTALL, COLD HARD AND HEAT TOLERANT; NO CLOSER THAN 3' TO TREE OR 3' O.C.)
 PROVIDED: 9 DECIDUOUS CANOPY TREE (AVERAGE MATURE HEIGHT 80' / SPREAD 35')
 8 DECIDUOUS UNDERSTORY TREES (AVERAGE MATURE HEIGHT 25' / SPREAD 20')
 18 EVERGREEN UNDERSTORY TREES
 118 SHRUBS
 NOTE: WAKE COUNTY UDO 16-10-3 EXISTING VEGETATION TOTAL DBH CREDIT TO BE APPLIED WHERE APPLICABLE.

1/4" TYPE "C" OPAQUE EVERGREEN SCREEN BUFFER:
 LENGTH: 839.28 L.F.
 REQUIRED: 42 EVERGREEN TREES (5 PER 100 L.F. - MIN. 8' HT. @ INSTALL; 4" IF MIXED PLANTING)
 100 EVERGREEN UNDERSTORY TREES (12 PER 100 L.F. - MIN. 8" @ INSTALL)
 804 SHRUBS (75 PER 100 L.F. - MIN. 15" @ INSTALL; COLD HARDY AND HEAT TOLERANT; NO CLOSER THAN 3' TO TREE OR 3' O.C.)
 PROVIDED: 42 EVERGREEN TREES (AVERAGE MATURE HEIGHT 80' / SPREAD 30')
 100 EVERGREEN UNDERSTORY TREES
 804 SHRUBS
 NOTE: WAKE COUNTY UDO 16-10-3 EXISTING VEGETATION TOTAL DBH CREDIT TO BE APPLIED WHERE APPLICABLE.

1/4" TYPE "C" OPAQUE MIXED SCREEN BUFFER:
 LENGTH: 371.75 L.F.
 REQUIRED: 15 DECIDUOUS CANOPY TREES (4 PER 100 L.F. - MIN. 2" CAL./10' HT. @ INSTALL, 18' APART)
 4 EVERGREEN TREES (1 PER 100 L.F. - MIN. 8' @ INSTALL; 4" IF MIXED PLANTING)
 11 DECIDUOUS UNDERSTORY TREES (3 PER 100 L.F. - MIN. 8' @ INSTALL, MIN. 12' APART)
 28 EVERGREEN UNDERSTORY TREES (7 PER 100 L.F. - MIN. 8' HT. @ INSTALL)
 278 SHRUBS (75 PER 100 L.F. - MIN. 15" @ INSTALL; COLD HARDY AND HEAT TOLERANT; NO CLOSER THAN 3' TO TREE OR 3' O.C.)
 PROVIDED: 15 DECIDUOUS CANOPY TREES (AVERAGE MATURE HEIGHT 80' / SPREAD 35')
 4 EVERGREEN TREES (AVERAGE MATURE HEIGHT 80' / SPREAD 30')
 11 DECIDUOUS UNDERSTORY TREES (AVERAGE MATURE HEIGHT 25' / SPREAD 20')
 28 EVERGREEN UNDERSTORY TREES
 278 SHRUBS
 NOTE: WAKE COUNTY UDO 16-10-3 EXISTING VEGETATION TOTAL DBH CREDIT TO BE APPLIED WHERE APPLICABLE.

1/4" TYPE "C" OPAQUE MIXED SCREEN BUFFER:
 LENGTH: 373.30 L.F.
 REQUIRED: 15 DECIDUOUS CANOPY TREES (4 PER 100 L.F. - MIN. 2" CAL./10' HT. @ INSTALL, 18' APART)
 4 EVERGREEN TREES (1 PER 100 L.F. - MIN. 8' HT. @ INSTALL; 4" IF MIXED PLANTING)
 11 DECIDUOUS UNDERSTORY TREES (3 PER 100 L.F. - MIN. 8' HT. @ INSTALL, MIN. 12' APART)
 28 EVERGREEN UNDERSTORY TREES (7 PER 100 L.F. - MIN. 8' HT. @ INSTALL)
 278 SHRUBS (75 PER 100 L.F. - MIN. 15" @ INSTALL; COLD HARDY AND HEAT TOLERANT; NO CLOSER THAN 3' TO TREE OR 3' O.C.)
 PROVIDED: 15 DECIDUOUS CANOPY TREE (AVERAGE MATURE HEIGHT 80' / SPREAD 35')
 4 EVERGREEN TREES (AVERAGE MATURE HEIGHT 80' / SPREAD 30')
 11 DECIDUOUS UNDERSTORY TREES (AVERAGE MATURE HEIGHT 25' / SPREAD 20')
 28 EVERGREEN UNDERSTORY TREES
 278 SHRUBS
 NOTE: WAKE COUNTY UDO 16-10-3 EXISTING VEGETATION TOTAL DBH CREDIT TO BE APPLIED WHERE APPLICABLE.

1/4" TYPE "C" STRIPED/WHITE MIXED SCREEN BUFFER:
 LENGTH: 1,194 L.F.
 REQUIRED: 12 DECIDUOUS CANOPY TREES (1 PER 100 L.F. - MIN. 2" CAL./10' HT. @ INSTALL, MIN. 18' APART)
 12 DECIDUOUS UNDERSTORY TREES (1 PER 100 L.F. - MIN. 8' HT. @ INSTALL, MIN. 12' APART)
 23 EVERGREEN UNDERSTORY TREES (2 PER 100 L.F. - MIN. 8' HT. @ INSTALL)
 170 SHRUBS (15 PER 100 L.F. - MIN. 15" @ INSTALL, COLD HARDY AND HEAT TOLERANT; MAY NOT BE PLANTED CLOSER THAN 3' TO TREE OR 3' O.C.)
 PROVIDED: 12 DECIDUOUS CANOPY TREES (AVERAGE MATURE HEIGHT 80' / SPREAD 35')
 12 DECIDUOUS UNDERSTORY TREES (AVERAGE MATURE HEIGHT 25' / SPREAD 20')
 23 EVERGREEN UNDERSTORY TREES
 170 SHRUBS
 NOTE: WAKE COUNTY UDO 16-10-3 EXISTING VEGETATION TOTAL DBH CREDIT TO BE APPLIED WHERE APPLICABLE.

PERIMETER PARKING
 LENGTH: 2,062.97 L.F.
 REQUIRED: 51 CANOPY TREES (1 PER 40 L.F. OF PARKING LOT PERIMETER / MIN. 2" CAL./10' HT. @ INSTALL, 18' APART)
 PROVIDED: 51 CANOPY TREES (AVERAGE MATURE HEIGHT 80' / SPREAD 35')

INTERIOR PARKING
 REQUIRED: 68 CANOPY TREES (1 PER SINGLE ISLAND, 2 PER DOUBLE ISLAND / 1 PER 40 L.F. MEDIAN / MIN. 2" CAL./10' HT. @ INSTALL, 18' APART)
 GROUND COVER
 PROVIDED: 68 CANOPY TREES (AVERAGE MATURE HEIGHT 80' / SPREAD 35')
 GROUND COVER

WETLAND
 BWP CONSTRUCTED
 PLANTED PER NC DENR REQUIREMENTS

NOTES

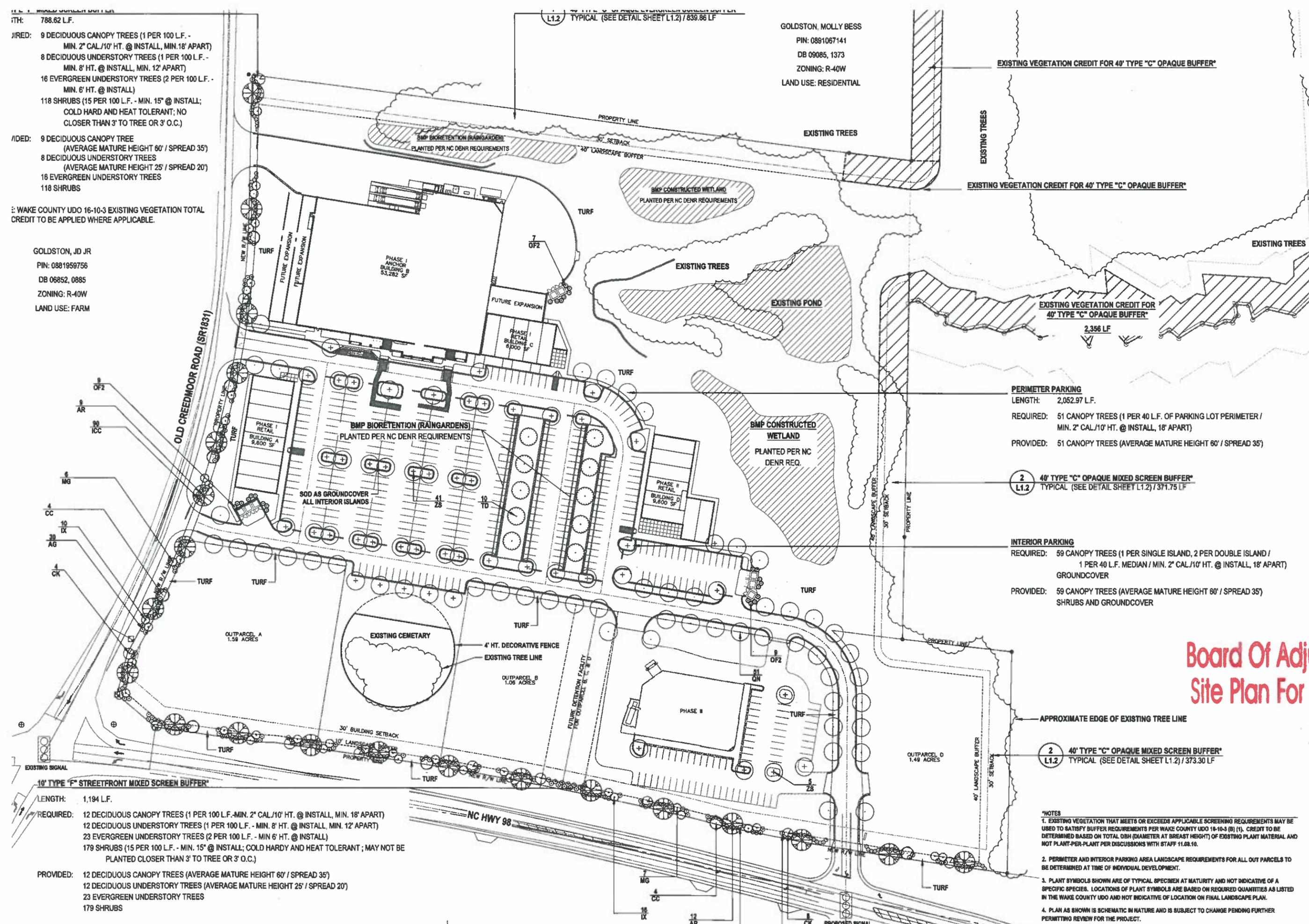
- EXISTING VEGETATION THAT MEETS OR EXCEEDS APPLICABLE SCREENING REQUIREMENTS MAY BE USED TO SATISFY BUFFER REQUIREMENTS PER WAKE COUNTY UDO 16-10-3 (B) (1). CREDIT TO BE DETERMINED BASED ON TOTAL DBH (DIAMETER AT BREAST HEIGHT) OF EXISTING PLANT MATERIAL AND NOT PLANT-PER-PLANT PER DISCUSSIONS WITH STAFF 11.03.10.
- PERIMETER AND INTERIOR PARKING AREA LANDSCAPE REQUIREMENTS FOR ALL OUT PARCELS TO BE DETERMINED AT TIME OF INDIVIDUAL DEVELOPMENT.
- PLANT SYMBOLS SHOWN ARE OF TYPICAL SPECIMEN AT MATURITY AND NOT INDICATIVE OF A SPECIFIC SPECIES. LOCATIONS OF PLANT SYMBOLS ARE BASED ON REQUIRED QUANTITIES AS LISTED IN THE WAKE COUNTY UDO AND NOT INDICATIVE OF LOCATION ON FINAL LANDSCAPE PLAN.
- PLAN AS SHOWN IS SCHEMATIC IN NATURE AND IS SUBJECT TO CHANGE PENDING FURTHER PERMITTING REVIEW FOR THE PROJECT.

AGAPE DESIGN STUDIOS LANDSCAPE ARCHITECTURE | GRAPHIC DESIGN

- ITH: 788.62 L.F.
 JRED: 9 DECIDUOUS CANOPY TREES (1 PER 100 L.F. - MIN. 2" CAL./10' HT. @ INSTALL, MIN. 18' APART)
 8 DECIDUOUS UNDERSTORY TREES (1 PER 100 L.F. - MIN. 8' HT. @ INSTALL, MIN. 12' APART)
 16 EVERGREEN UNDERSTORY TREES (2 PER 100 L.F. - MIN. 6' HT. @ INSTALL)
 118 SHRUBS (15 PER 100 L.F. - MIN. 15" @ INSTALL; COLD HARD AND HEAT TOLERANT; NO CLOSER THAN 3' TO TREE OR 3' O.C.)
 /IDED: 9 DECIDUOUS CANOPY TREE (AVERAGE MATURE HEIGHT 60' / SPREAD 35')
 8 DECIDUOUS UNDERSTORY TREES (AVERAGE MATURE HEIGHT 25' / SPREAD 20')
 16 EVERGREEN UNDERSTORY TREES
 118 SHRUBS
 WAKE COUNTY UDO 16-10-3 EXISTING VEGETATION TOTAL CREDIT TO BE APPLIED WHERE APPLICABLE.

GOLDSTON, JD JR
 PIN: 0881959756
 DB 06852, 0885
 ZONING: R-40W
 LAND USE: FARM

GOLDSTON, MOLLY BESS
 PIN: 0891067141
 DB 09085, 1373
 ZONING: R-40W
 LAND USE: RESIDENTIAL



PERIMETER PARKING
 LENGTH: 2,052.97 L.F.
 REQUIRED: 51 CANOPY TREES (1 PER 40 L.F. OF PARKING LOT PERIMETER / MIN. 2" CAL./10' HT. @ INSTALL, 18' APART)
 PROVIDED: 51 CANOPY TREES (AVERAGE MATURE HEIGHT 60' / SPREAD 35')

2
L1.2 40' TYPE "C" OPAQUE MIXED SCREEN BUFFER*
 TYPICAL (SEE DETAIL SHEET L1.2) / 371.75 LF

INTERIOR PARKING
 REQUIRED: 59 CANOPY TREES (1 PER SINGLE ISLAND, 2 PER DOUBLE ISLAND / 1 PER 40 L.F. MEDIAN / MIN. 2" CAL./10' HT. @ INSTALL, 18' APART)
 GROUNDCOVER
 PROVIDED: 59 CANOPY TREES (AVERAGE MATURE HEIGHT 60' / SPREAD 35')
 SHRUBS AND GROUNDCOVER

2
L1.2 40' TYPE "C" OPAQUE MIXED SCREEN BUFFER*
 TYPICAL (SEE DETAIL SHEET L1.2) / 373.30 LF

10' TYPE "F" STREETFRONT MIXED SCREEN BUFFER*
 LENGTH: 1,194 L.F.
 REQUIRED: 12 DECIDUOUS CANOPY TREES (1 PER 100 L.F. - MIN. 2" CAL./10' HT. @ INSTALL, MIN. 18' APART)
 12 DECIDUOUS UNDERSTORY TREES (1 PER 100 L.F. - MIN. 8' HT. @ INSTALL, MIN. 12' APART)
 23 EVERGREEN UNDERSTORY TREES (2 PER 100 L.F. - MIN. 6' HT. @ INSTALL)
 179 SHRUBS (15 PER 100 L.F. - MIN. 15" @ INSTALL; COLD HARDY AND HEAT TOLERANT; MAY NOT BE PLANTED CLOSER THAN 3' TO TREE OR 3' O.C.)
 PROVIDED: 12 DECIDUOUS CANOPY TREES (AVERAGE MATURE HEIGHT 60' / SPREAD 35')
 12 DECIDUOUS UNDERSTORY TREES (AVERAGE MATURE HEIGHT 25' / SPREAD 20')
 23 EVERGREEN UNDERSTORY TREES
 179 SHRUBS

- *NOTES**
- EXISTING VEGETATION THAT MEETS OR EXCEEDS APPLICABLE SCREENING REQUIREMENTS MAY BE USED TO SATISFY BUFFER REQUIREMENTS PER WAKE COUNTY UDO 16-10-3 (B) (1). CREDIT TO BE DETERMINED BASED ON TOTAL DBH (DIAMETER AT BREAST HEIGHT) OF EXISTING PLANT MATERIAL AND NOT PLANT-PER-PLANT PER DISCUSSIONS WITH STAFF 11.09.10.
 - PERIMETER AND INTERIOR PARKING AREA LANDSCAPE REQUIREMENTS FOR ALL OUT PARCELS TO BE DETERMINED AT TIME OF INDIVIDUAL DEVELOPMENT.
 - PLANT SYMBOLS SHOWN ARE OF TYPICAL SPECIMEN AT MATURITY AND NOT INDICATIVE OF A SPECIFIC SPECIES. LOCATIONS OF PLANT SYMBOLS ARE BASED ON REQUIRED QUANTITIES AS LISTED IN THE WAKE COUNTY UDO AND NOT INDICATIVE OF LOCATION ON FINAL LANDSCAPE PLAN.
 - PLAN AS SHOWN IS SCHEMATIC IN NATURE AND IS SUBJECT TO CHANGE PENDING FURTHER PERMITTING REVIEW FOR THE PROJECT.

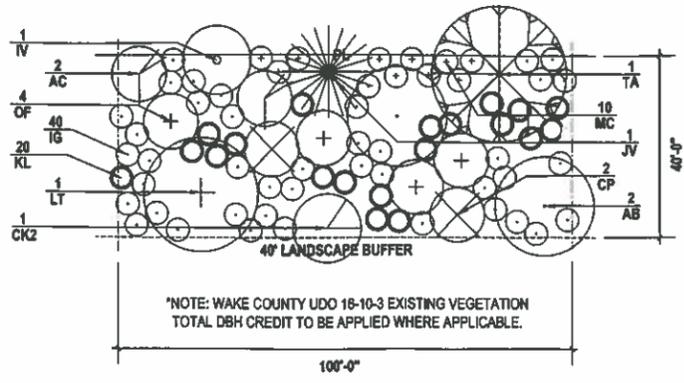
Board Of Adjustment
 Site Plan For Review

LANDSCAPE PLAN
Creedmoor Commons
 Wake County | North Carolina
 Creedmoor Retail, LLC
 3735 Ram Road Suite B | Charlotte, North Carolina 28217

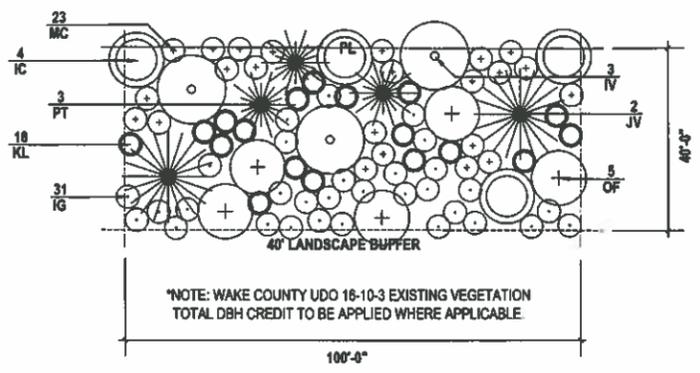
PROJECT NO. 201816 10/24/16
 REVISED PER W/C Comments 11.09.10
 W/C Comments 11.17.10

DRAWN BY KJD 11.03.10
 CHECKED BY KJD 11.03.10
 CONTENT Landscape Plan

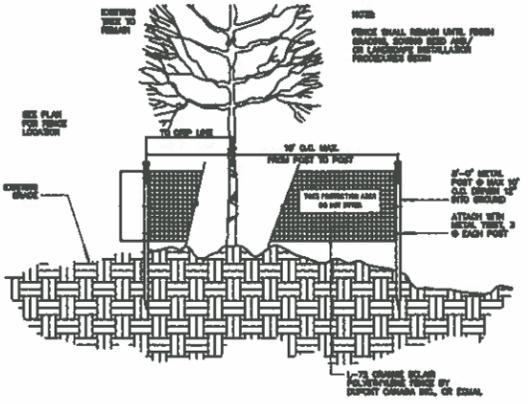
NORTH
 SCALE: 1"=60'-0"



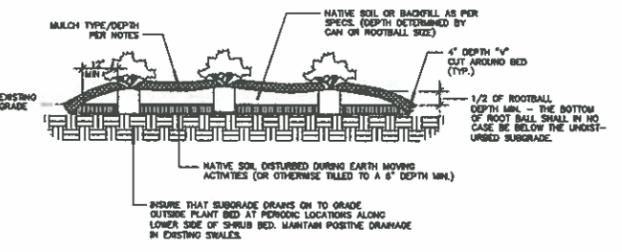
2 40' TYPE "C" OPAQUE MIXED SCREEN BUFFER
 L1.2 TYPICAL SCALE: 1"=20'-0"



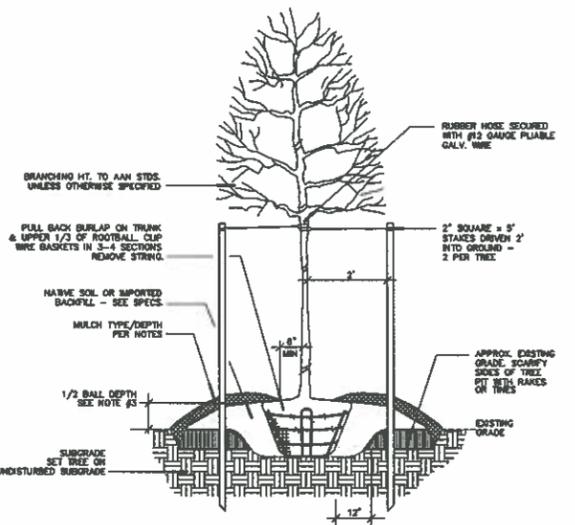
1 40' TYPE "C" OPAQUE EVERGREEN SCREEN BUFFER
 L1.2 TYPICAL SCALE: 1"=20'-0"



6 TREE PROTECTION FENCE
 L1.2 TYPICAL SCALE: NTS



5 STANDARD SHRUB PLANTING DETAIL
 L1.2 TYPICAL SCALE: NTS



4 STANDARD TREE PLANTING DETAIL
 L1.2 TYPICAL SCALE: NTS

GENERAL PLANTING AND MAINTENANCE NOTES

- Planting Notes**
 Contractor shall field verify both locations and quantities of all plant material identified in all plant lists. Any discrepancies in either locations or plant quantities must be brought to the attention of the Landscape Architect before placing of any bids or installation of any plant material.
- All plant materials shall comply with the American Standards for Nursery Stock (ANSI). All trees are to be free of cuts, bark bruises and damage.
 - Substitutions of specific plants can only occur with prior written permission by the Landscape Architect.
 - Plants to be located per plan. Alterations in the field may be necessary to ensure proper planting and are acceptable upon permission by the Landscape Architect.
 - Plants to be installed per plant details provided.
 - Either 3" of Hardwood mulch or 6" of Pine Needle Straw shall be used for mulch beds. All mulch to be certified free of weeds and non-native invasive insects and their larvae.
 - All trees and shrubs to be planted at a minimum height and caliper as noted on plant list.
 - All deciduous trees may be limbed up to 4' vertical height for view and maintenance clearance.
 - Trees, shrubs and groundcover damaged prior to final approval are to be replaced at contractor's expense.
 - Contractor to provide minimum 1 year warranty, 2 year preferred, for replacement of all plant material.
- Maintenance Notes**
 All required landscaping and screening must be maintained. Plantings that deteriorate or die must be replaced or replanted during the next planting season, or within 6 months, if necessary to ensure the continued effectiveness and intended purpose of the screen. Failure to maintain required landscaping and buffers is a violation of this ordinance. Plant materials must be located and maintained by the property owner, or property owner association, in such a manner that they do not overhang into utility easements or the fire hydrant access ways that are required by Sec. 16-10-2(B)(4). Access roads must be maintained so as to remain clear of all vegetation for a width of 20 feet and a height of 13 feet 6 inches to allow for emergency vehicle access.
- The owners of the property, which term includes their agents, heirs, and assigns, shall be responsible for the installation, preservation, and maintenance of all planting and physical features shown on this plan. The owners shall be responsible for maintenance of the vegetation, including but not limited to:

BMP PLANTING AND MAINTENANCE NOTES

- PLANTING SCHEDULE**
- All plant materials to comply with American Standard for Nursery Stock. All trees to be free of cuts, bark bruises, and damage.
 - Substitutions of specific plants can only occur with prior written permission by both owner and Landscape Architect.
 - Plants to be located per approved Wake County Landscape Plan. Any and all changes to be approved by Landscape Architect prior to planting.
 - Plants should be planted at the following densities:
 Buffers and Streetscapes
 1 Tree every 175 Sq. Ft.
 1 Shrub every 20 Sq. Ft.
 All Other Areas Within the Site
 1 Tree every 435 Sq. Ft.
 1 Shrub every 30 Sq. Ft.
 - Use a minimum of one (1) tree, three (3) shrubs, and three (3) herbaceous species.
 - Plant size should be no less than 2" DBH for trees; 3-gallon for shrubs; and 1-quart for herbaceous plants.
 - All plant materials should have normal, well-developed branches and vigorous root systems, and be free from physical defects, plant diseases, and insect pests.
 - All plant materials should be tagged for identification when delivered.
 - Optimum planting time is fall. Winter planting is acceptable. Spring is acceptable but will require more summer watering than fall planting. Summer planting is the least desirable as it drastically increases plant mortality and requires regular watering immediately following installation.
 - For best survival, trees should be planted with the top of the root ball partially out of the media. They should be planted to have from 1/3 to 1/2 of the root ball within the media. This would leave from 2/3 to 1/2 of the root ball above the media.
 - In the event that existing required vegetation located within any required buffers, streetscapes, vehicular use areas, or other landscaped areas poses an immediate or imminent threat to improved structures on private or public property, severe pruning and/or removal of the vegetation is allowable provided the performance standard of the landscape area is maintained consistent with the Ordinance.
 - Vegetation damaged due to construction on site will be replaced at contractor's expense in accordance with Wake County zoning ordinances and approval of project Landscape Architect.
- MAINTENANCE SCHEDULE**
 Rain Events:
 1. Visit site within 24 hours of 1 inch rain event (11-12 on average per year), twice yearly. If water still ponded at that time the site has clogged.

- Mulching:**
- Commercially available double shredded hardwood bark should be used.
 - Mulch should be free of weed seeds, soil, roots, and other material that is not bark or branch wood or bark and at least 6 months old (12 months is ideal).
 - Mulch can be applied any time of year, however, the best time to mulch is late spring after the soil has warmed.
 - Mulch to be uniformly placed about 4 inches deep (to settle at 3" depth) and renewed as needed to maintain a 2-4" depth.
 - On previously mulched areas apply a one-inch layer of new material. Add 1-2 times per year and completely remove/replace mulch once every two years.
 - Remove when old mulch depth exceeds 3 inches (too much mulch displaces water storage).
 - Mulch to be renewed if oxidized and replaced if contaminated or clogged.
 - Do not use pine bark, pine straw or wood chips as material floats and will result in clogging.
 - Do not use compost inside BMP - high nutrient levels will result in failure of bioretention.
- Plants:**
- Plant material to be inspected on regular basis.
 - Dead plants to be replaced ASAP with more tolerant plants/plant new plants on higher ground.
 - Use of pre-emergence herbicides not encouraged. Use should be limited and application done by licensed herbicide application individual.
 - Large shrubs and all trees to be pruned as-needed to increase health of specimens. Pruning pattern should encourage sun filtration into bioretention bed to kill pathogens. However severe pruning is discouraged as it will reduce water take-up of tree. A minimal shade should be developed on select portions of the bioretention area to prevent overheating during extreme summer months. Prune low hanging tree limbs to improve view sheds, wind filtration thru plantings, improve safety and allow easier access for trash removal.
 - Follow regular watering schedule for first growth season and during drought periods thereafter to ensure plant survivability.
- SOURCES:** NCDENR Stormwater BMP Manual (2009) and NCDOT Stormwater BMP Manual (2008).

CREEDMOOR COMMONS PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	CAL	HT	SOIL	REMARKS
CANOPY TREES							
21	AR	Acer rubrum 'Red Sunset'	Red Sunset Maple	2" min.	10'	B&B	Spacing 16' o.c. min.
15	AB	Acer buergerianum	Ticket Maple	2" min.	10'	B&B	Spacing 18' o.c. min.
24	JV	Juniperus virginiana	Eastern Red Cedar	-	8'	B&B	Spacing Per Individual Buffer Requirement or 18' o.c.
7	LT	Liriodendron tulipifera	Tulip Tree	2" min.	12'	B&B	Spacing 18' o.c. min.
25	PI	Pinus taeda	Loblolly Pine	-	8'	B&B	Spacing Per Individual Buffer Requirement or 18' o.c.
7	QN	Quercus nuttallii	Nuttall Oak	2" min.	10'	B&B	Spacing 18' o.c. min.
7	LA	Liriodendron tulipifera	American Linden	2" min.	10'	B&B	Spacing 18' o.c. min.
10	TD	Taxodium distichum	Bald Cypress	-	8'	B&B	Spacing Per Individual Buffer Requirement or 18' o.c.
48	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" min.	10'	B&B	Spacing 16' o.c. min.
UNDERSTORY TREES							
15	AC	Amelanchier canadensis	Serviceberry	-	8'	B&B	Spacing 12' o.c. min.
8	CC	Cercis canadensis 'Forest Pink'	Forest Pink Redbud	-	8'	B&B	Spacing 12' o.c. min.
12	OK	Cornus kousa 'Blue's Pink'	Blue's Pink Dogwood	-	8'	B&B	Spacing 12' o.c. min.
7	CK2	Cornus kousa	Kousa Dogwood	-	8'	B&B	Spacing 12' o.c. min.
15	CP	Osagea greenspireum	Washington Hawthorn	-	8'	B&B	Spacing Per Individual Buffer Requirement or 12' o.c.
33	KC	Ilex coccinea	Daphn Holly	-	6'	B&B	Spacing Per Individual Buffer Requirement or 12' o.c.
32	IV	Ilex vomitoria	Yaupon Holly	-	6'	B&B	Spacing Per Individual Buffer Requirement or 12' o.c.
27	IK	Ilex x 'Nellie R Stevens'	Nellie Stevens Holly	-	6'	B&B	Spacing Per Individual Buffer Requirement or 12' o.c.
13	MG	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	-	6'	B&B	Spacing Per Individual Buffer Requirement or 12' o.c.
72	OF	Olea europaea	Tea Olive	-	6'	B&B	Spacing Per Individual Buffer Requirement or 12' o.c.
BHRUBS							
97	AG	Abelia x grandiflora 'John Creech'	John Creech Abelia	-	15" Min.	3 gal.	Spacing 5' o.c. min.
212	ICC	Ilex 'Cavessa'	Cavessa Holly	-	15" Min.	3 gal.	Spacing 5' o.c. min.
559	IG	Ilex glabra	Imbrary	-	16" Min.	3 gal.	Spacing 5' o.c. min.
300	KL	Kalmia latifolia	Mountain Laurel	-	16" Min.	3 gal.	Spacing 5' o.c. min.
287	MC	Myrica carolina	Wax Myrtle	-	15" Min.	3 gal.	Spacing 5' o.c. min.
25	OF2	Osmanthus fragrans 'Orange Supreme'	Orange Supreme Tea Olive	-	15" Min.	3 gal.	Spacing 5' o.c. min.

PLANT LIST NOTE: WAKE COUNTY UDO 16-10-3 EXISTING VEGETATION TOTAL DBH CREDIT TO BE APPLIED WHERE APPLICABLE. List Rev. 11.17.10

PLANTING DETAILS | PLANT LIST | NOTES

Creedmoor Commons
 Wake County | North Carolina

Creedmoor Retail, LLC
 3725 Ramon Road Suite B | Charlotte, North Carolina 28217

PROJECT NO. 2010026 682410
REVISED PER WC Commons 11.08.10
 WC Commons 11.17.10

DRAWN BY KJD 11.03.10
CHECKED BY KJD 11.03.10

CONTENT Planting Details
 Plant List
 Notes

1567
 NORTH CAROLINA
 KENNETH R. DODSON
 LANDSCAPE ARCHITECT

JDH CAPITAL
 3735 BEAM RD.
 SUITE B
 CHARLOTTE, NC 28217

CREEDMOOR COMMONS
 WAKE COUNTY, NORTH CAROLINA
 BUILDING 'A'

PROJECT MANAGER: Rejwan Shawa

JOB NO.: 10-22104000000-00

DR. BY: TACH

REVISIONS:

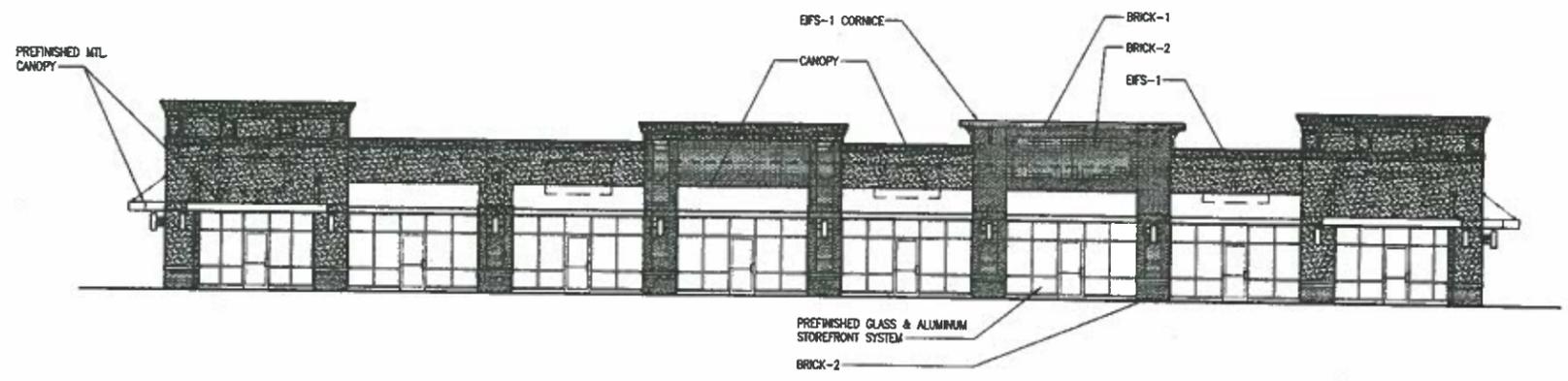
No.	Date
	10-21-10

SHEET NAME:
BUILDING 'A'

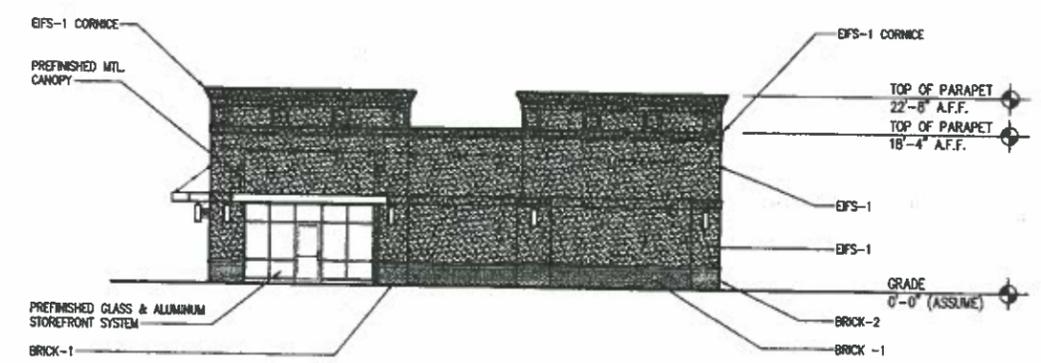
SHEET NO.
 A A A



3 REAR ELEVATION
 SCALE: 3/32" = 1'-0"

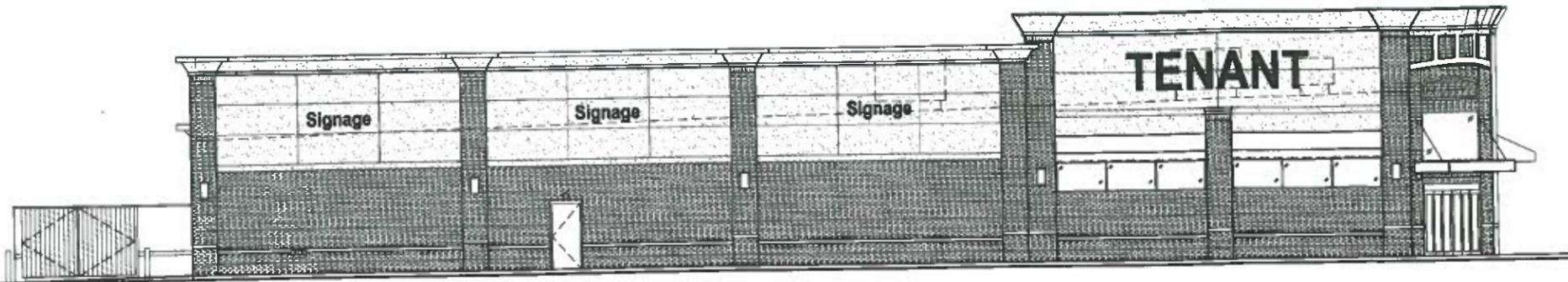


2 FRONT ELEVATION
 SCALE: 3/32" = 1'-0"

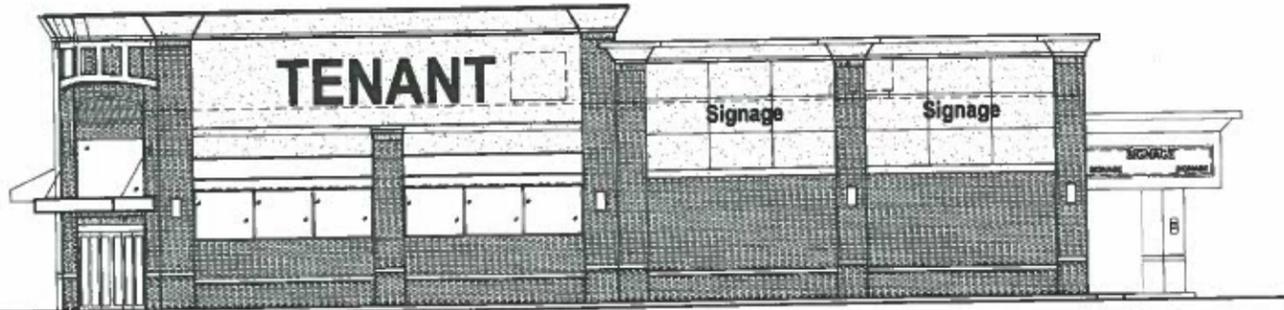


1 SIDE ELEVATION
 SCALE: 3/32" = 1'-0"

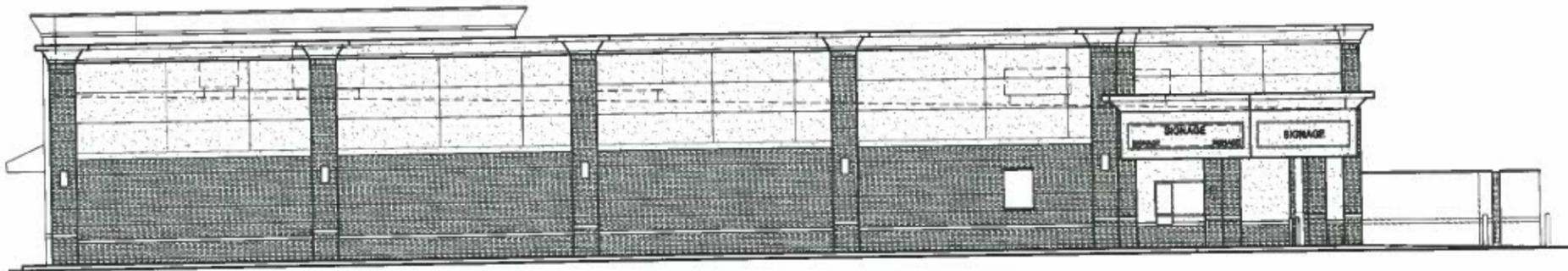
**Board Of Adjustment
 Site Plan For Review**



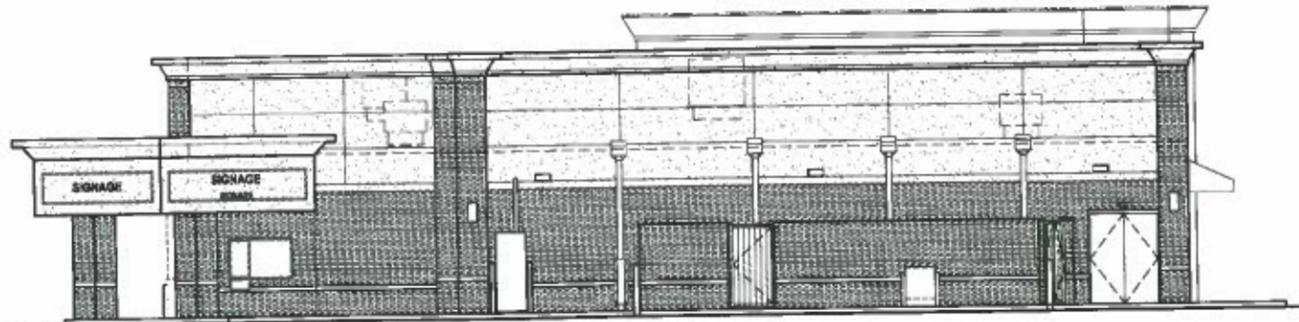
1 LEFT SIDE ELEVATION
A4 SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION



3 RIGHT SIDE ELEVATION
A4 SCALE: 1/8" = 1'-0"



4 REAR ELEVATION
A4 SCALE: 1/8" = 1'-0"

CONSULTANT:

SEAL:

RETAIL BUILDING

STORE NUMBER:
CREEDMOOR COMMONS
WAKE COUNTY, NC
DEAL TYPE NEW

DEVELOPER:

JDH CAPITAL LLC
3735 BEAM RD. SUITE B
CHARLOTTE, NC 28217
TEL (704) 496-7192
FAX (704) 357-0018

ISSUES:

PROJECT MANAGER:

DRAWING BY:

DATE: 1

JOB NUMBER: 121-

TITLE: OUTPARCEL C B
ELEVATIONS

SHEET NUMBER:

A1.4

Board of Adjustment
Site Plan For Review

